Appendix C: Site Options SA Framework

Part 3

Sites 40201 to 40300

40201	rield to the real of hollycroft	wisbech st wary, wisbech st wary cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40201	Field to the rear of Hollycroft	Wisbech St Mary, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40201		Field to the rear of Hollycroft	Wisbech St Mary, Wisbech St Mary CP
	8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
(1 +)		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for resuse	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

sustainable form and allow for re-use

40202

40202	Land North West Of 37 Wood Street	Doddington, Doddington Cr
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education . Housing	2.1 Help people gain access to a range of employment, education and training opportunities	+ Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
ucation and using	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has limited capacity. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

40202	Land North West Of 37 Wood Street	Doddington, Doddington CF
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Large Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage,	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Site intersects a Conservation Area.
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

character and/or sense of place.

The site visit assessment found that development of the site will likely result in significant adverse harm to local

4.3 Retain the distinctive character of Fenland's

landscape

5. Resilience to Climate Change and Flood Risk	Land North West Of 37 Wood Street 5.1 Limit or reduce vulnerability to the effects of climate change	Doddington, Doddington Contraction of the site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
to lisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	++ The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40202	Land North West Of 37 Wood Street	Doddington, Doddington CF
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Framework

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

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The proposal suggests the site may be available for development of a care home, in the short term. If developed, this could support objective through meeting the needs of an ageing population and/or people with disabilities.

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

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The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.



1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

2.1 Help people gain access to a range of

employment, education and training

opportunities

No significant effect

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The site submission proposal indicates the site is available for a range of job-creating uses. The site is located more than 20 minutes walk from existing employment areas.

2. Jobs, Education and Housing

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

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The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40203	Land rear of The Bank 5.1 Limit or reduce vulnerability to the effects of	Parson Drove, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	climate change	The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
ge to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	/ The majority of the site area is 'best and most versatile' argicultural land (Grade 2) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
dlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
S. S.	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40203	Land rear of The Bank	Parson Drove, Parson Drove CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
5	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase

the use of locally-sourced and sustainable building materials through the design and construction phase.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

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The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. No opportunities to connect to PROW.



2. Jobs, Education and

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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2.1 Help people gain access to a range of employment, education and training opportunities

The site is located more than 20 minutes walk from existing employment areas.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

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3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40204	Seadyke Bank	Murrow, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40204	Seadyke Bank	Murrow, Parson Drove CP
8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

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1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

No significant effect

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1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.



2. Jobs, Education

Housing

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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2.1 Help people gain access to a range of employment, education and training opportunities

Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

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The site is located in the catchment of a primary school which has limited capacity. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

Doddington, Doddington CF



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term and is located in a Large Village.

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3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

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4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Site intersects a Conservation Area. Potential harm to setting of listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.

40205	Land North East of No. 2 Ingles Lane	Doddington, Doddington C
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
Sk ge to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
SS	7.2 Avoid deterioration and seek opportunities to	?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

enhance water quality in rivers and other water

bodies

40205		Land North East of No. 2 Ingles Lane	Doddington, Doddington CP
X. POILUTION and	8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

9.2 Support the use of locally sourced building materials and encourage those that are of a

sustainable form and allow for re-use

SA Framework

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

No significant effect

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

•

The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. No opportunities to connect to PROW.



1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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The site is located more than 20 minutes walk from existing employment areas.

2. Jobs, Education and Housing

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

2.1 Help people gain access to a range of

employment, education and training

opportunities

+

The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term but is within a Medium Village .

. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

++

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building/structures and non-designated heritage assets.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40206	Land Between and rear of 38a and 40 Ramsey Ro	ad Benwick, Benwick CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to lange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
SS	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
and waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to

40206	Land between and rear of 38a and 40 Kamsey Ro	ad Benwick, Benwick CP
		contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Composition with the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Site not expected to effect mineral resources.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

?

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

Insufficient data available to identify effects



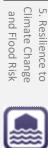
climate change

4.3 Retain the distinctive character of Fenland's landscape

Insufficient data available to identify effects

5.1 Limit or reduce vulnerability to the effects of

The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.



5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', wetland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.

Sustainable

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

Healthy Communities

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

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The proposal suggests the site may be available for development of a care home. If developed, this could support objective through meeting the needs of an ageing population and/or people with disabilities.

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

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The Cambridgeshire Habitats Mapping project identifies a high quality habitat on site, and the site intersects a number of other habitat assets. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.



1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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2.1 Help people gain access to a range of employment, education and training opportunities

Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

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The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

2. Jobs, Education and Housing

40208 Land at North Brink		Wisbech, Wisbech CP	
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.	
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.	
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.	
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.	
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.	
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.	
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.	
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.	

40208	Land at North Brink	Wisbech, Wisbech CP	
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).	
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.	
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing woodland, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.	
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.	
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.	
Des Par	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.	
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.	
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.	
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.	

40208	Land at North Brink	Wisbech, Wisbech CP
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Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies a high quality habitat on site, and the site intersects a number of other habitat assets. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
Y	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has good access to a range of services and facilities, and therefore could help support local services and

infrastructure.

. Transport

3.1 Reduce the reliance on private motor vehicl and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.



4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of Conservation Area and listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site could enhance local character and/or sense of place



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site could enhance local character and/or sense of place

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

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Site is located mainly in Flood Zone 3, at greatest risk from flooding.

40209	Land parcel east of Ramsey Road	Whittlesey, Whittlesey CP	
.0	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	+ The majority of the site area is not agricultural land (based on Agricultural Land Classification).	
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.	
Land Use and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.	
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.	
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.	
er Ses	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.	
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.	
and Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.	
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.	

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

++

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use



The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

40210	Land at 19 Blackmill Road	Chatteris, Chatteris C
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
ucation using	2.2 Support investment in people, places,	-

communications and other infrastructure to The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for improve the efficiency, competitiveness, vitality expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The and adaptability of the local economy site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development and is located in a Market Town.

. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

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No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40210	Land at 19 Blackmill Road	Chatteris, Chatteris CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	+ The majority of the site area is not agricultural land (based on Agricultural Land Classification).
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Land Use and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
SS T	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40210	Land at 19 Blackmill Road	Chatteris, Chatteris CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u> †	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

No significant effect

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

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The site has reasonably good access to some services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site has the potential to support access to wildlife and wild places, due to its opportunity to connect to Public Rights of Way within the site boundary.



2. Jobs, Education and

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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2.1 Help people gain access to a range of employment, education and training opportunities

Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for housing development and is located in a Market Town.

. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has reasonably good access to some services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 10-15 min walk of a bus stop. There are opportunities to connect to nearby PRoW within the site boundary.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

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4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40211	Land south of Salisbury House, Blackmill Road	Chatteris, Chatteris CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	/ The majority of the site area is 'best and most versatile' argicultural land (Grade 2) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
dlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resource	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40211	Land south of Salisbury House, Blackmill Road	Chatteris, Chatteris CP
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
★	9.2 Support the use of locally sourced building materials and encourage those that are of a	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

sustainable form and allow for re-use

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

40212	Land West of Wisbech Road	Water, Water Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
(1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	Site is located within a Waste Consultation Area and development risks prejudicing waste management operations. The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

40212	Land West of Wisbech Road	March, March CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to reasonable mitigation measures).
₫	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.

Development of the site likely have a neutral or negligible effect in respect of the objective.

40212 Land West of Wisbech Road March, March CP

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to reasonable mitigation measures). Further reductions in



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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emissions will depend on the design and construction standards of the development.

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40213	Land at Quaker Lane and Stow Lane	Wishell, Wishell Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5-10 min walk of a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
(1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	+ Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5-10 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40213	Land at Quaker Lane and Stow Lane	Wisbech, Wisbech C
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ies er	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40213	Land at Quaker Lane and Stow Lane	Wisbech, Wisbech CP
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5-10 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building	~

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

materials and encourage those that are of a

sustainable form and allow for re-use

70217	MATHILL CITIE	withbilligion, withbilligion cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Ed Ho	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term.Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40214	Nixhill Farm	Wimblington, Wimblington CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
8. Pollution and Waste	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. However, there are insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

Healthy Communities

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

No significant effect

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.



2. Jobs, Education and

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

++

2.1 Help people gain access to a range of employment, education and training opportunities

Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

++

The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



provide permeability

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.



4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40215 5. Resilience to Climate Change and Flood Risk	Land south of Bridge Lane	Wimblington, Wimblington CF
	5.1 Limit or reduce vulnerability to the effects of climate change	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lа	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resource	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40215	Land south of Bridge Lane	Wimblington, Wimblington CF
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building	_

development of the site.

The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through

materials and encourage those that are of a $% \left\{ 1\right\} =\left\{ 1\right\}$

sustainable form and allow for re-use

.0220	Lane South East of Dove Cottage, Guil Road	Guyiliri, Wisbech St Mary Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

Lane South East of Dove Cottage, Gull Road



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40216	Lane South East of Dove Cottage, Gull Road	Guyhirn, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
б. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

Healthy Communities

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.



2. Jobs, Education and

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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2.1 Help people gain access to a range of employment, education and training opportunities

Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

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The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40217 5. Resilience to Climate Change and Flood Risk	Land south of Bridge Lane 5.1 Limit or reduce vulnerability to the effects of	Wimblington, Wimblington CF
	climate change	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
to ge sk	5.2 Minimise and wherever possible remove the	?
	vulnerability of people, places and property to the risk of flooding from all sources	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	6.1 Minimise the irreversible loss of	
6. Lar	undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
nd Use	6.2 Utilise brownfield sites for re-development in	
and V	appropriate circumstances	Development of the site would result in the loss of greenfield land.
Land Use and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximits of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water	?
	bodies	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40217	Land south of Bridge Lane	Wimblington, Wimblington CF
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building	~

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

materials and encourage those that are of a

sustainable form and allow for re-use

40218

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 15 minutes walk from an existing employment area.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has limited capacity. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

Land to South and East of Norbrown Hospital Road



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Large Village.

. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

+

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Development of site has potential to harm setting of Conservation Area and listed building(s). Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40218	Land to South and East of Norbrown Hospital Roa	d Doddington, Doddington CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of	++
	climate change	The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
to ge sk	5.2 Minimise and wherever possible remove the	++
	vulnerability of people, places and property to the risk of flooding from all sources	The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create	~
T	and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
R J	7.1 Minimise water consumption and encourage	3



7.1 Minimise water consumption and encourage

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

+

The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.

++

Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.



8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

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Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

+

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

5. Resilience to Climate Change and Flood Risk	Land west of Station Avenue	Murrow, Wisbech St Mary C
	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
б. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create	~
7. Water Resources	and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es r	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40219	Land west of Station Avenue	Murrow, Wisbech St Mary CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
★	9.2 Support the use of locally sourced building materials and encourage those that are of a	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

sustainable form and allow for re-use

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.

s. Franspo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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40220	Site adj. Fruit Lodge	Tydd Gote, Tydd St Giles CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
SS T	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40220	Site adj. Fruit Lodge	Tydd Gote, Tydd St Giles CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on provate vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

the use of locally-sourced and sustainable building materials through the design and construction phase.

40221	Site auj Charity Farm	Open countryside, Newton-in-the-isle Ci
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is located in the open countryside and is therefore inappropriately located in the context of the Settlement Hierarchy.

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3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to minor mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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40221	Site adj Charity Farm	Open countryside, Newton-in-the-Isle CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
hange a Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
SS -	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40221		Site adj Charity Farm	Open countryside, Newton-in-the-Isle CF
	Pollu	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	20	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
↑		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

sustainable form and allow for re-use

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
(1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is located in the open countryside and is therefore inappropriately located in the context of the Settlement Hierarchy.

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3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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40222	Site at Salimar, Redgate Road	Foul Anchor, Tydd St Giles CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40223	West Field	Manea, Manea CP
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services

and infrastructure.

and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk	West Field 5.1 Limit or reduce vulnerability to the effects of climate change	Manea, Manea CP ? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40223		West Field	Manea, Manea CP
	8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

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1.1 Provide for an ageing population; and redress
inequalities related to health, well-being, age,
gender, disability, race, faith, location and
income.

No significant effect

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1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.



2. Jobs, Education and Housing

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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2.1 Help people gain access to a range of employment, education and training opportunities

The site is located more than 20 minutes walk from existing employment areas.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

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The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for housing development in the short term and is located in a Medium Village.

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3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of Conservation Area and listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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40224	Land south of Brewery Close and Ingham Hall Gai	rdens Parson Drove, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

Land south of Brewery Close and Ingham Hall Gardens 8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light) 8.2. Reduce the risk of pollution to the environment from contaminated land 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.

Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.

Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 15 minutes walk from an existing employment area.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has relatively poor access to services and facilities.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

40225	Land north of Eastrea Road	Eastrea, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
ge to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
<i>W</i> ildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
SS	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40225	Land north of Eastrea Road	Eastrea, Whittlesey CP
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Site not expected to effect mineral resources.

SA Frame	work	
1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site intersects a County Wildlife Site, there is a high quality habitat on site, and is located within the Goose & Swan IRZ. The site also intersects existing grassland, buffer and 'stepping stones', and woodland buffer and 'stepping stones', identified by the Cambridgeshire habitats mapping project. The site is located within 500m of an internationally designated habitat. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	- The site is located more than 15 minutes walk from an existing employment area.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services

and infrastructure.



40226

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for housing development and is located in a Market Town.

. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

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No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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5. Resilience to Climate Change and Flood Risk	Land east of Drybread Road 5.1 Limit or reduce vulnerability to the effects of	Whittlesey, Whittlesey C
	climate change	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is within 500m of a designated habitat of international/national importance. Site intersects a County Wildlife Site. The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
er Ses	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40226	Land east of Drybread Road	Whittlesey, Whittlesey CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
↑	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through

development of the site.

sustainable form and allow for re-use

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Edi Hoi	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

++

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s) and scheduled monument.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

40227	Land at 113 Sutton Road	Wisbech, Leverington CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40227		Land at 113 Sutton Road	Wisbech, Leverington CP
	Pollu	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
1		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
9	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Edu Hot	2.1 Help people gain access to a range of employment, education and training opportunities	+ Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40228	Land at Inglescombe Nurseries	Wisbech, Wisbech CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	/ The majority of the site area is 'best and most versatile' argicultural land (Grade 1) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
dlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, woodland stepping stone, which risks potential harm if the site is developed.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ies	7.2 Avoid deterioration and seek opportunities to	?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

enhance water quality in rivers and other water

bodies

40228	Land at Inglescombe Nurseries	Wisbech, Wisbech CP
8. Pollution at	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
(††)	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

sustainable form and allow for re-use

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
9	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	Site is located within a Waste Consultation Area and development risks prejudicing waste management operations. The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and

infrastructure.



40229

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Large Village.

3. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

44

The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

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No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk	Land at Sparrow Lane	Wimblington, Wimblington CF
	5.1 Limit or reduce vulnerability to the effects of climate change	The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
is ge to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	++ The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, existing woodland, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ies	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40229	Land at Sparrow Lane	Wimblington, Wimblington CF
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building	~

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

materials and encourage those that are of a

sustainable form and allow for re-use

40230

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site is located in within 500m of an internationally designated habitat. The wildife officer advised the site is unsuitable for development. No opportunities to connect to PROW.
9	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

?

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.



5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land Use and Wildlife		6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
		6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
		6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is within 500m of a designated habitat of international/national importance. Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.
•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7. Water	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
©.	21	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.	
	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.	

Sustainable

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40231	Land west of Murrow Bank	Murrow, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Harisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
<i>N</i> ildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
S. S	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40231	Land west of Murrow Bank	Murrow, Parson Drove CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
↑	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase

the use of locally-sourced and sustainable building materials through the design and construction phase.

Land south of Addison Road, east of Doddington Road 40232 **SA Framework** 1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, No significant effect gender, disability, race, faith, location and income. Healthy Communities 1.2 Improve the quality, range and accessibility of ++ services and facilities (e.g. health, transport, The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; education, training, leisure opportunities and within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than community activities); and ensure all groups 20 mins walk from a secondary school; and within 5 min walk of medical facilities. thrive in safe environments

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. No opportunities to connect to PROW.



2. Jobs, Education and Housing

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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2.1 Help people gain access to a range of employment, education and training opportunities

Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

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The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for housing development in the short term and is located in a Large Village.

. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

materials and encourage those that are of a

sustainable form and allow for re-use

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on odour, vibration and light) private vehicles, leading to a reduction in greenhouse gas emissions. 8.2. Reduce the risk of pollution to the ++ environment from contaminated land Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination. 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste Development of the site likely have a neutral or negligible effect in respect of the objective. 9.1 Reduce energy consumption and increase the Resources use of renewable and low carbon energy sources Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development. 9.2 Support the use of locally sourced building

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	- The site is located more than 15 minutes walk from an existing employment area.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

. Transpor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s) and scheduled monument.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40233	Land south of 80 Coates Road	Eastrea, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
Sk ge to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ies	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40233	Land south of 80 Coates Road	Eastrea, Whittlesey CP
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
1	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

40234	Land north of Upwell Road	March, March CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).
<u>₹</u>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ Site is accessible, subject to minor mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to hange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.

40234	Land north of Upwell Road	March, March CP
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
er	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Composition with the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40235

40233	Land Horth of Bellwick Road	Doualington, Doualington Cr
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	+ Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has limited capacity. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

40235	Land north of Benwick Road	Doddington, Doddington CF
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Large Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
₹	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Site intersects a Conservation Area.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's	_

sense of place.

The site visit assessment found that development of the site will likely be detrimental to local character and/or

landscape

5. Resilience to 40235 Climate Change and Flood Risk	Land north of Benwick Road 5.1 Limit or reduce vulnerability to the effects of climate change	Poddington, Doddington CF ? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
ge to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
28 7	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40235	Land north of Benwick Road	Doddington, Doddington CP
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through

development of the site.

sustainable form and allow for re-use

40230	waveriey nursery	wisbecii Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.

40236	Waverley Nursery 5.1 Limit or reduce vulnerability to the effects of	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to hange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40236	Waverley Nursery	Wisbech, Wisbech CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
5	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

Healthy Communities

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

++

The proposal suggests the site may be available for development of a care home, in the short term. If developed, this could support objective through meeting the needs of an ageing population and/or people with disabilities.

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

-

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

-

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site is located within 500m of an internationally designated habitat. No opportunities to connect to PROW.



1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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2.1 Help people gain access to a range of employment, education and training opportunities

Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

2. Jobs, Education and Housing

40237	Land off Eastrea Road	Whittlesey, Whittlesey CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.
ॐ	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's	

character and/or sense of place.

The site visit assessment found that development of the site will likely result in significant adverse harm to local

landscape

5. Resilience to Climate Change and Flood Risk	Land off Eastrea Road 5.1 Limit or reduce vulnerability to the effects of climate change 5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the rick of flooding from all sources.	Whittlesey, Whittlesey CP ? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified. ? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	some risk of surface water flooding is identified. The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances 6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Development of the site would result in the loss of greenfield land. The site is within 500m of a designated habitat of international/national importance. The site is within 500m of a Local Nature Reserve. Site is within 500m of a County Wildlife Site. The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
(A)	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40237	Land off Eastrea Road	Whittlesey, Whittlesey CP
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site risks sterilising a designated mineral reserve, unless prior extraction takes place before site is developed.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

. Transpoi

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

?

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

Insufficient data available to identify effects

:

5.1 Limit or reduce vulnerability to the effects of climate change

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5. Resilience to Climate Change and Flood Risk

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

40238	Land at 12 High Road	Guyhirn, Wisbech St Mary CP
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas

40238 Land at 12 High Road Guyhirn, Wisbech St Mary CP

emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40239	Land west of Orchard Lodge	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
isk to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
SS SS	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40239	Land west of Orchard Lodge	Wisbech, Wisbech CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
1 →	9.2 Support the use of locally sourced building materials and encourage those that are of a	Nevelopment of the site is not expected to effect mineral resources. There will likely be opportunities to support

sustainable form and allow for re-use

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40240	Land at 85 Harecroft Road	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to hange drisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	+ The majority of the site area is not agricultural land (based on Agricultural Land Classification).
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Use and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
(*)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is	See SA objective 6.3.
	resilient to the effects of climate change 7.1 Minimise water consumption and encourage	See SA objective 6.5.
7. Water Resources		Water consumption and re-use will depend on the specific design and construction of the development.
S =	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40240	Land at 85 Harecroft Road	Wisbech, Wisbech CP
8. Pollution and Waste		The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
		Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

Healthy Communities

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

No significant effect

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site is located in within 500m of an internationally designated habitat. The wildife officer advised the site is in a sensitive locations, and would rewuire mitigation measures to reduce impacts on ecology. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.



1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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2.1 Help people gain access to a range of employment, education and training opportunities

The site is located more than 20 minutes walk from existing employment areas.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

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The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

2. Jobs, Education and Housing . I ranspor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

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4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk	6 March Road5.1 Limit or reduce vulnerability to the effects of	Rings End, Elm CP
	climate change	The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	+ The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
nd Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is within 500m of a designated habitat of international/national importance. The site is within 500m of a Local Nature Reserve. Site is within 500m of a County Wildlife Site. The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, wetland buffer, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ies Pr	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40241	6 March Road	Rings End, Elm CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
↑	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Composition Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

sustainable form and allow for re-use

40242	Land to north of riigh Road	wisheri st wary, wisheri st wary ci
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies a high quality habitat on site, and the site intersects a number of other habitat assets. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term and is located in a Medium Village.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40242	Land to north of High Road	Wisbech St Mary, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
S 3	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40243	126 Murrow Bank	Murrow, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40243	126 Murrow Bank	Murrow, Wisbech St Mary CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
† †	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

sustainable form and allow for re-use

10211	Earla on the case side of storr Earle	vilacen d
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies a high quality habitat on site, and the site intersects a number of other habitat assets. Development of the site has the potential to cause harm to those assets. The site has the potential to support access to wildlife and wild places, due to its opportunity to connect to Public Rights of Way within the site boundary.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	+ Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	++ The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

3. Transpor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoW within the site boundary.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.

40244	Land on the east side of Stow Lane	Wisbech, Wisbech Cl
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
Xes Pr	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40244	Land on the east side of Stow Lane	Wisbech, Wisbech CP
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
↑	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Composition Provided HTML Report Notice (1997) Prov

the use of locally-sourced and sustainable building materials through the design and construction phase.

sustainable form and allow for re-use

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The proposed development includes employment or other job-creating uses, alongside the development of dwellings. Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	Site is located within a Waste Consultation Area and development risks prejudicing waste management operations. The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for housing development in the short term, and is located in a Market Town.

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3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40245	Land at Melbourne Avenue	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. L	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ies es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40245	Land at Melbourne Avenue	March, March CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

sustainable form and allow for re-use

40246	Land to the rear of rescos	iwarch, warch CP
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Edu Hou	2.1 Help people gain access to a range of employment, education and training opportunities	+ The site submission proposal indicates the site is available for employment and other job-creating uses.Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	Site is located within a Waste Consultation Area and development risks prejudicing waste management operations. The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and

infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term, and is located in a Market Town.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site could enhance local character and/or sense of place



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site could enhance local character and/or sense of place

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

Development of the site likely have a neutral or negligible effect in respect of the objective.

40246 Land to the rear of Tescos March, March CP

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources



Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use



Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

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3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40247	Land off The Bank	Murrow, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to hange drisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es r	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40247	Land off The Bank	Murrow, Parson Drove CP
8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	+ Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

70270	Land On the A142	Chatteris, Chatteris Cr
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Edi Hoi	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40248	Land off the A142	Chatteris, Chatteris CP	
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.	
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).	
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.	
4. Heritage,	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	-	
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.	
	4.3 Retain the distinctive character of Fenland's	-	

sense of place.

The site visit assessment found that development of the site will likely be detrimental to local character and/or

landscape

5. Resilience to Climate Change and Flood Risk	Land off the A142 5.1 Limit or reduce vulnerability to the effects of climate change	Chatteris, Chatteris CP ? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some	
Change od Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	risk of surface water flooding is identified. ? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.	
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).	
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.	
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.	
	6.4 Achieve net gains in biodiversity and create	~	
	and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.	
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.	
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.	

40248		Land off the A142	Chatteris, Chatteris CP
	Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Development of site has potential to harm setting of listed building(s), non-designated heritage assets and setting of village. Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40249	Land opposite Primary School	Benwick, Benwick CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
<i>N</i> ildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.



8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources



Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA	Fra	ıme	wo	rk
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1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

No significant effect

oility of

+

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.



Housing

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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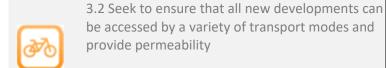
2.1 Help people gain access to a range of employment, education and training opportunities

The site is located more than 20 minutes walk from existing employment areas.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

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The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



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Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s), non-designated heritage assets and setting of village.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



4. Heritage, Place Making and

4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

40250 5. R	Land south of 16A Doddington Road 5.1 Limit or reduce vulnerability to the effects of	Benwick, Benwick CP
esilier ate C	climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
5. Resilience to Climate Change and Flood Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
d Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?
'ater urces		Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40250	Land south of 16A Doddington Road	Benwick, Benwick CP
8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building	~

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

materials and encourage those that are of a

sustainable form and allow for re-use

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

. Transpor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Development of site has potential to harm setting of listed building(s). Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40251	Land west of Church Lane	Tydd St Giles, Tydd St Giles CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40251	Land west of Church Lane	Tydd St Giles, Tydd St Giles CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	+ Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

. Hallspor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.

5. Resilience to Climate Change and Flood Risk	Land north east of March 5.1 Limit or reduce vulnerability to the effects of climate change	March, March CP ? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Laı	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
P	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resource	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40252	Land north east of March	March, March CP
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

CA Fuence	work	
SA Frame		
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

40253	Land east of Elm Road	March, March CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).
₫	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's	~

character and/or sense of place.

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local

landscape

40253	Land east of Elm Road	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Li	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ies es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40253	Land east of Elm Road	March, March CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Site not expected to effect mineral resources.

SA Framework

1. Healthy Communities

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

++

The proposal suggests the site may be available for development of a care home, in the short term. If developed, this could support objective through meeting the needs of an ageing population and/or people with disabilities.

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.

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1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

2.1 Help people gain access to a range of

employment, education and training

opportunities

No significant effect

The site is located more than 20 minutes walk from existing employment areas.

2. Jobs, Education and Housing

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

-

The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40254	Land to north of 161-213	Coates, Whittlesey CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential harm to setting of Conservation Area and listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local

character and/or sense of place.

5. Resilience to Climate Change and Flood Risk	Land to north of 161-213 5.1 Limit or reduce vulnerability to the effects of	Coates, Whittlesey CP
	climate change	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
/. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40254	Land to north of 161-213	Coates, Whittlesey CP
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
1	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

40233	Land at Kinderiey Road	wisbeth, wisbeth c
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40255	Land at Kinderley Road	Wisbech, Wisbech CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
Thange and Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.

40255	Land at Kinderley Road	Wisbech, Wisbech CP
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	No effects on habitats or protected species identified.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
/. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.



8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

Development of the site likely have a neutral or negligible effect in respect of the objective.

40255 Land at Kinderley Road Wisbech, Wisbech CP

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and

infrastructure.



40256

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for housing development and is located in a Market Town.

Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

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Development of site has potential to harm setting of scheduled monuments and listed building(s). Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.

40256	Land to the rear of Glendon Gardens	Wisbech, Leverington CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
is -	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40256	Land to the rear of Glendon Gardens	Wisbech, Leverington CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
5	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

the use of locally-sourced and sustainable building materials through the design and construction phase.

A Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	+ Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

4. Heritage, Place Making and

historic environment

Development of site has potential to harm setting of listed building(s). Potential archaeological assets on site.

March, March CP

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. ∂	Land to the South of 139 Wimblington Road 5.1 Limit or reduce vulnerability to the effects of	March, March (
5. Resilience to Climate Change and Flood Risk	climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Hrisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
<i>N</i> ildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7.1 Minimize water consumption and analysis	? Water consumption and re-use will depend on the specific design and construction of the development.
ter	7.2 Avoid deterioration and seek opportunities to	
	enhance water quality in rivers and other water bodies	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40257	Land to the South of 139 Wimblington Road	March, March CP
8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

+

The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
Y	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

i. Iranspor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

 Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of scheduled monuments and listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40258	Land South of Coates Road	Eastrea, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
sk de	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
nd Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
<i>N</i> ildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ies	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40258		Land South of Coates Road	Eastrea, Whittlesey CP
	Pollution and Wa	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
		8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	- The site is located more than 15 minutes walk from an existing employment area.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has relatively poor access to services and facilities.

i. Iranspor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to reasonable mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of scheduled monuments and listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk	Land rear of 127 Wype Road 5.1 Limit or reduce vulnerability to the effects of climate change	**Eastrea, Whittlesey CP ? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
to uge	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
© S	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40259	Land rear of 127 Wype Road	Eastrea, Whittlesey CP
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to reasonable mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
1	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

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1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

No significant effect

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, thereby supporting access to wildife and wild places. However, the wildife officeer has identified that the site may support protected species. No opportunities to connect to PROW.

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1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

The site is located more than 20 minutes walk from existing employment areas.

Housing

opportunities

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

2.1 Help people gain access to a range of employment, education and training

The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40260	Land north of Fen Road	Parson Drove, Parson Drove CF
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	··
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential harm to setting of Conservation Area and listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

character and/or sense of place.

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local

4.3 Retain the distinctive character of Fenland's

landscape

40260	Land north of Fen Road	Parson Drove, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Hisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ies er	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40260		Land north of Fen Road	Parson Drove, Parson Drove CP
	Pollution and Wa	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
		8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
1		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

	Land east of Long Drove	raison blove, raison blove cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

40261	Land east of Long Drove	Parson Drove, Parson Drove CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to reasonable mitigation measures).
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential harm to setting of Conservation Area and listed building(s).
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.

40261	Land east of Long Drove	Parson Drove, Parson Drove CF
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to reasonable mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

40262

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

No significant effect

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

++

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5 min walk of medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.



2. Jobs, Education and

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

++

2.1 Help people gain access to a range of employment, education and training opportunities

The proposed development includes employment or other job-creating uses, alongside the development of dwellings. The site is located more than 15 minutes walk from an existing employment area.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

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The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for housing development and is located in a Market Town.

Iranspoi

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

++

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Site intersects a Conservation Area.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

++

The site visit assessment found that development of the site could make a significant postive contribution to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

++

The site visit assessment found that development of the site could make a significant postive contribution to local character and/or sense of place.

40262	Area behind high street shops directly south of t
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change

March, March CP

risk of surface water flooding is identified.



5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

3

The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some

The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

++

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

The site is not agricultural land (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

.

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

~

See SA objective 6.3.

of the river in March

Resource

7.1 Minimise water consumption and encourage re-use

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

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Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40262	Area bening high street snops directly south of t	ne river in March
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	• •
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally sourced and sustainable building materials through the design and construction phase.

the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

++

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site could enhance local character and/or sense of place Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site could enhance local character and/or sense of place Development has potential to harm protected trees located on site.

5. Resilience to Climate Change and Flood Risk	Land to the west of Hereward Hall 5.1 Limit or reduce vulnerability to the effects of climate change	March, March CP ? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ The site is not agricultural land (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
P	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ies er	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40263	Land to the west of Hereward Hall	March, March CP
TOTAL STILL W	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	+ Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase

the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	A Framework		
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.	
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places. No opportunities to connect to PROW.	
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.	



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe,

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

suitable access is acheivable (subject to minor mitigation measures).

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.

40264	Land to the east of Norwood Road	March, March C
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ The site is not agricultural land (based on Agricultural Land Classification).
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
er	7.2 Avoid deterioration and seek opportunities to	?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

enhance water quality in rivers and other water

bodies

40264	Land to the east of Norwood Road	March, March CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
(1 +)	9.2 Support the use of locally sourced building materials and encourage those that are of a	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

sustainable form and allow for re-use

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40265	Land north of March Road	Coates, Whittlesey Cl
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development and is located in a Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
₫	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider	~
Heritage, Place Ma Landscape	historic environment	No heritage assets have been identified on site, and no impacts on the wider historic environment are identified

character and/or sense of place.

The site visit assessment found that development of the site will likely result in significant adverse harm to local

4.3 Retain the distinctive character of Fenland's

landscape

5. Resilience to Climate Change and Flood Risk	Land north of March Road 5.1 Limit or reduce vulnerability to the effects of climate change	Coates, Whittlesey CP ? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40265		Land north of March Road	Coates, Whittlesey CP
	8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
1		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Framework

40266

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

No significant effect

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups

thrive in safe environments

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.



2. Jobs, Education and

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

++

2.1 Help people gain access to a range of employment, education and training opportunities

The proposed development includes employment or other job-creating uses, alongside the development of dwellings. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

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Site is located within a Transport Safeguarding Area and development risks prejudicing this allocation. The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



40266

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development and is located in a Market Town.

3. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s) and open space.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.

40266	Opportunity Site - Area directly south of the stati	on in March March, March CP
5. R Clim anc	5.1 Limit or reduce vulnerability to the effects of	?
5. Resilience to Climate Change and Flood Risk	climate change	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
× % 0	5.2 Minimise and wherever possible remove the	?
	vulnerability of people, places and property to the risk of flooding from all sources	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ The site is not agricultural land (based on Agricultural Land Classification).
Land Use	6.2 Utilise brownfield sites for re-development in	/
	appropriate circumstances	The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.



bodies



materials and encourage those that are of a sustainable form and allow for re-use

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
(1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~ No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

3. Transpor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

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No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40267	Land south of Seadyke Bank	Murrow, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
hange drisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
S S	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40267	Land south of Seadyke Bank	Murrow, Wisbech St Mary CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building	~

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

materials and encourage those that are of a

sustainable form and allow for re-use

40268

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
(1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 15-20 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

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4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

40268	Land south west of Gull Road	Guyhirn, Wisbech St Mary CP
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, woodland stepping stone, which risks potential harm if the site is developed. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
Des Pr	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on provate vehciles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

sense of place.

The site visit assessment found that development of the site will likely be detrimental to local character and/or

4.3 Retain the distinctive character of Fenland's

landscape

40269	Land north of Barton Road	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
nd Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
© S	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40269	Land north of Barton Road	Wisbech, Wisbech CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40270

SA Framework

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

No significant effect

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.



2. Jobs, Education and

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

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2.1 Help people gain access to a range of employment, education and training opportunities

The proposed use of the site is principally employment / business uses, and other job-creating uses.Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has relatively poor access to services and facilities.

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for non-residential development, and is therefore unlikely to impact upon the objective.

. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

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No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

40270 Land to the southwest of the proposed realignment of the A605 at Kings Dyke		ent of the A605 at Kings Dyke Whittlesey, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to hange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	+ The majority of the site area is not agricultural land (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
nd Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private odour, vibration and light) vehicles and greenhouse gas emissions. 8.2. Reduce the risk of pollution to the ++ environment from contaminated land Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination. 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste Development of the site likely have a neutral or negligible effect in respect of the objective. Sustainable 9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development. 9.2 Support the use of locally sourced building



materials and encourage those that are of a sustainable form and allow for re-use

Development of the site risks sterilising a designated mineral reserve, unless prior extraction takes place before site is developed.

402/1	Land West of 100-100 Lini Road	Water, Water Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Edi Ho	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	Whilst located in a Waste Consultation Area, development of the site is not expected to prejudice operations and allocations. The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

suitable access is acheivable (subject to minor mitigation measures).

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site could enhance local character and/or sense of place



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site could enhance local character and/or sense of place

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

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The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.



5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

Development of the site likely have a neutral or negligible effect in respect of the objective.

8.3 Support and enhance opportunities for the

reduction, reuse and recycling of waste

40271 Land west of 180-186 Elm Road March, March CP

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s), non-designated heritage assets and setting of village.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40272	White Fen Farm	Benwick, Benwick CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to hange Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
nd Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
S T	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40272	White Fen Farm	Benwick, Benwick CP
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	'	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
1	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40273	Land East of 210-220 Namsey Road	rondersundge, whiteesey er
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has very poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

. Transpoi

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40273	Land east of 216-226 Ramsey Road 5.1 Limit or reduce vulnerability to the effects of	Pondersbridge, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Arisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
/. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40273	Land east of 216-226 Ramsey Road	Pondersbridge, Whittlesey CP
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on provate vehciles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

70277	Land Hortif east of 330-43 Namsey Road	Deliwick, Deliwick Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

the risk of flooding from all sources

40274	Land north east of 39B-43 Ramsey Road	Benwick, Benwick CP
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
nd Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
0.	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.

8.2. Reduce the risk of pollution to the environment from contaminated land

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Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.



8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40273	Land to the west of 54 to 47 Doddington Road	Benwick, Dodaington Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has limited capacity. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has relatively poor access to services and facilities.

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

the risk of flooding from all sources

40275	Land to the west of 34 to 47 Doddington Road 6.1 Minimise the irreversible loss of	Benwick, Doddington CP
6. Land	undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
d Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es Foliation of	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
2 8 8 2 2 5 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

^

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40270	Land Horth of Willi Tilli Garage	Water, Water
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term.Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for non-residential development and is therefore not likely to impact upon the objective.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

Insufficient data available to identify effects Development has potential to harm protected trees located on site.



4. Heritage, Place Making and

4.3 Retain the distinctive character of Fenland's landscape

Insufficient data available to identify effects Development has potential to harm protected trees located on site.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.



5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.



8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources



Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use



The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

40277	March Almshouse	March, March CP
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5 min walk of a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect

2. Jobs, Education and Housing

2.1 Help people gain access to a range of employment, education and training opportunities

Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.

++

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

++

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.



4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk	March Almshouse 5.1 Limit or reduce vulnerability to the effects of climate change	March, March CP ? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es r	7.2 Avoid deterioration and seek opportunities to	?

enhance water quality in rivers and other water

bodies

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40277	March Almshouse	March, March CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	+ Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase

the use of locally-sourced and sustainable building materials through the design and construction phase.

40278

.02/0	Lana Cast of March Road	williamigton, williamigton cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

character and/or sense of place.

The site visit assessment found that development of the site will likely result in significant adverse harm to local

4.3 Retain the distinctive character of Fenland's

landscape

40278 5. Resilience to Climate Change and Flood Risk	Land east of March Road 5.1 Limit or reduce vulnerability to the effects of	Wimblington, Wimblington 0
	climate change	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
nd Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
l Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resource	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
Se Sa	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40278	Land east of March Road	Wimblington, Wimblington CF
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

development of the site.

SA Framework

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

4

The proposal suggests the site may be available for development of a care home. If developed, this could support objective through meeting the needs of an ageing population and/or people with disabilities.

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.

In addition, the site intersects a HSE Consultation Zone, therefore there is uncertainty regarding the ability of the site to provide a safe environment for residents.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

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The Cambridgeshire Habitats Mapping project identifies a high quality habitat on site, and the site intersects a number of other habitat assets. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.



1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

~

40279	Land parcels off Cromwell Road	Wisbech, Wisbech CP
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The proposed development includes employment or other job-creating uses, alongside the development of dwellings.Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.
₫	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



40279

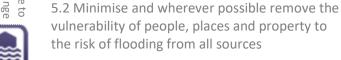
4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



Site is located mainly in Flood Zone 3, at greatest risk from flooding.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

Site is within 500m of a County Wildlife Site. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.



Land Use and Wildlife

6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

See SA objective 6.3.

7. Water Resource

7.1 Minimise water consumption and encourage re-use

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40279	Land parcels off Cromwell Road	Wisbech, Wisbech CP
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
休	9.2 Support the use of locally sourced building materials and encourage those that are of a	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

sustainable form and allow for re-use

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

.0200	North of Kinghts Life Road	ividion, ividion ci
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5-10 min walk of a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	+ Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

sense of place.

The site visit assessment found that development of the site will likely be detrimental to local character and/or

4.3 Retain the distinctive character of Fenland's

landscape

5. Resilience to Climate Change and Flood Risk	North of Knights End Road 5.1 Limit or reduce vulnerability to the effects of climate change	March, March CP ? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40280	North of Knights End Road	March, March CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5-10 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
休	9.2 Support the use of locally sourced building materials and encourage those that are of a	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

sustainable form and allow for re-use

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.

+

The proposal suggests the site may be available for development of a care home. If developed, this could support objective through meeting the needs of an ageing population and/or people with disabilities.

1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities.

1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places

-

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site has the potential to support access to wildlife and wild places, due to its opportunity to connect to Public Rights of Way within the site boundary.

~



2. Jobs, Education and

Housing

1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets

No significant effect

++

2.1 Help people gain access to a range of employment, education and training opportunities

It is reasonable to expect that this strategic residential-led scheme will provide employment and other job-creating uses alongside residential development. Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.

2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

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The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development and is located in a Market Town.

Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

+

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoW within the site boundary.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40281	Land to the West of the Isle of Ely Way	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to hange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
W T	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40281	Land to the West of the Isle of Ely Way	March, March CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40282	South East Warch	March, March CP
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5 min walk of a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	+ Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

a range of services and facilities, and therefore could help support local services and infrastructure.

and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40282	South East March	March, March CP	
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.	
ge to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.	
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).	
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.	
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.	
P	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.	
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.	
es a	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.	

bodies

40282	South East March	March, March CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40203	Land On Gadi Road	March, March Cr
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40283	Land off Gaul Road	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es r	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40283	Land off Gaul Road	March, March CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
↑	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

sustainable form and allow for re-use

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 5 min walk of a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site has the potential to support access to wildlife and wild places, due to its opportunity to connect to Public Rights of Way within the site boundary.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education ar Housing	2.2 Support investment in people, places, communications and other infrastructure to	- The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for

communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy

The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 5 min walk of a secondary school; and within 5-10 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoW within the site boundary.

4. Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Development of site has potential to harm setting of listed building(s) and open space of historical and archaeological significance. Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.

5. Resilience to Climate Change and Flood Risk	Land off Wenny Road 5.1 Limit or reduce vulnerability to the effects of climate change	Chatteris, Chatteris CP ? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
× 16 °	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es er	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40284	Land off Wenny Road	Chatteris, Chatteris CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	+ Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 5 min walk of a secondary school; and within 5-10 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40285

SA Framework 1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, No significant effect gender, disability, race, faith, location and income. Healthy Communities 1.2 Improve the quality, range and accessibility of ++ services and facilities (e.g. health, transport, The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; education, training, leisure opportunities and within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5-10 community activities); and ensure all groups min walk of a secondary school; and within 10-15 min walk of medical facilities. thrive in safe environments 1.3 Create and enhance multifunctional open space that is accessible, links with a high quality The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green green infrastructure network and improves infrastructure network. Development of the site has the potential to cause harm to those assets. The site has the opportunities for people to access and appreciate potential to support access to wildlife and wild places, due to its opportunity to connect to Public Rights of Way wildlife and wild places within the site boundary. 1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by No significant effect maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets 2.1 Help people gain access to a range of ++ 2. Jobs, Education and employment, education and training Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities opportunities. 2.2 Support investment in people, places, communications and other infrastructure to The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. improve the efficiency, competitiveness, vitality The site is located in the catchment of a secondary school which has limited capacity. The site has good access to and adaptability of the local economy a range of services and facilities, and therefore could help support local services and infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for housing development and is located in a Market Town.

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3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5-10 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoW within the site boundary.

 Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

•

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

40	28	5
and Flood Risk	Climate Change	5. Resilience to
1		ıl

Land north of Knight's End Road and East of the A141

5.1 Limit or reduce vulnerability to the effects of

March, March CP

	i
climate change	The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some
	risk of surface water flooding is identified.



Land Use and Wildlife

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

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The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

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The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

See SA objective 6.3.

Resources

7.1 Minimise water consumption and encourage re-use

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)

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The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.

8.2. Reduce the risk of pollution to the environment from contaminated land

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Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.



8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

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Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5-10 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The proposed use of the site is principally employment / business uses, or other job-creating uses.Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
and	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for non-residential development, and is therefore unlikely to impact upon the objective.

. Transpor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

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No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.

40286	Land North of Isle of Ely Way	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.
nange Harisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	- The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ces	7.2 Avoid deterioration and seek opportunities to	?
	enhance water quality in rivers and other water bodies	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40286	Land North of Isle of Ely Way	March, March CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
★	9.2 Support the use of locally sourced building materials and encourage those that are of a	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through

development of the site.

sustainable form and allow for re-use

The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through

40287	Land North of Glebe Close	Manea, Manea CP
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~ No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services

and infrastructure.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.



4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40287	Land North of Glebe Close	Manea, Manea CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
to sk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
/. Wate Resource	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

7.2 Avoid deterioration and seek opportunities to

enhance water quality in rivers and other water

bodies

40287		Land North of Glebe Close	Manea, Manea CP
	8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
1		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40200	Land Westside of Femand Way	Chatteris, Chatteris Cr
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

40288	Land Westside of Fenland Way	Chatteris, Chatteris CF
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development in the short term, and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's	_

The site visit assessment found that development of the site will likely be detrimental to local character and/or

sense of place. Development has potential to harm protected trees located on site.

landscape

40288	Land Westside of Fenland Way	Chatteris, Chatteris CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
hange drisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40288	Land Westside of Fenland Way	Chatteris, Chatteris CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	··
↑	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	? The site is within a reasonable proximity (i.e. walking distance) of a designated habitat, therefore may have potential to improve access to wildlife and wild places. However, the wildlife officer has identified that the site may support protected species. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40289	Land at 48 Station Road	Manea, Manea CF
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Large Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	+ The site visit assessment found that development of the site could enhance local character and/or sense of place
	4.3 Retain the distinctive character of Fenland's landscape	+ The site visit assessment found that development of the site could enhance local character and/or sense of place
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	- The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.
change and Risk	5.2 Minimise and wherever possible remove the	-

The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to

the risk of flooding from all sources

40289	Land at 48 Station Road	Manea, Manea CP
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is 'best and most versatile' argicultural land (Grade 2) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

40289 Land at 48 Station Road Manea, Manea CP

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40230	Westry Netali Faik	Water, Water
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



provide permeability

walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40290	Westry Retail Park	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40290	Westry Retail Park	March, March CP
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
↑	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

sustainable form and allow for re-use

40291

SA Framework 1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, No significant effect gender, disability, race, faith, location and income. Healthy Communities 1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus education, training, leisure opportunities and stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; community activities); and ensure all groups within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. thrive in safe environments 1.3 Create and enhance multifunctional open space that is accessible, links with a high quality The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green green infrastructure network and improves infrastructure network. Development of the site has the potential to cause harm to those assets. The site could opportunities for people to access and appreciate support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways wildlife and wild places located near to the site. 1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by No significant effect maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets 2.1 Help people gain access to a range of ++ 2. Jobs, Education and employment, education and training opportunities The proposed development includes job-creating uses, alongside the development of dwellings.Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities. 2.2 Support investment in people, places, communications and other infrastructure to The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for improve the efficiency, competitiveness, vitality expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The and adaptability of the local economy

and infrastructure.

site has reasonably good access to some services and facilities, and therefore could help support such services

40291

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for housing development in the short term, and is located in a Market Town.

3. Transpor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40291	Land to the south of Eastrea Road, Whittlesey (no	orth of Gildenburgh Water) Whittlesey, Whittlesey CP
5. R Clim	5.1 Limit or reduce vulnerability to the effects of	?
5. Resilience to Climate Change and Flood Risk	climate change	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
to ge sk	5.2 Minimise and wherever possible remove the	?
	vulnerability of people, places and property to the risk of flooding from all sources	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade	The varieties of the site area in likely to be the standard or active restillation with well and (Cond. 2) (because of
6. Land Use and Wildlife	agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	
		Development of the site would result in the loss of greenfield land.
Vildlif	6.3 Minimise and avoid where possible impacts to	-
fe	biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is within 500m of a Local Nature Reserve. Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is	See SA objective 6.3.



resilient to the effects of climate change

7.1 Minimise water consumption and encourage re-use

Water consumption and re-use will depend on the specific design and construction of the development.

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7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40291		Land to the south of Eastrea Road, Whittlesey (
	8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)
	and Waste	8.2. Reduce the risk of pollution to the environment from contaminated land
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste
_ S		0.4 Deduce a communication and increase the

The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.

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Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.

Development of the site likely have a neutral or negligible effect in respect of the objective.

ustainable

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use



The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

Transpor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

 Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s) and Conservation Area.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40292	Land at Cranfield Farm	Church End, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Harisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
<i>N</i> ildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ces	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40292		Land at Cranfield Farm	Church End, Parson Drove CP
	8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
1		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
(1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40293	Land fronting onto Maltmas Drove	Friday Bridge, Elm CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	- The majority of the site is located outside of Flood Zone 1, and is therefore at increased risk from flooding.
nce to hange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	- The majority of the site is located outside of Flood Zone 1, and is therefore at increased risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create	~
T	and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
S T	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40293	Land fronting onto Maltmas Drove	Friday Bridge, Elm CP
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building	~

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

materials and encourage those that are of a

sustainable form and allow for re-use

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

. Transpor

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

ita baa walatii sah, waa waasaa ta aa waisaa awal fa a

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

 Heritage, Place Making and Landscape 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk	Land fronting onto High Street 5.1 Limit or reduce vulnerability to the effects of climate change	Guyhirn, Wisbech St Mary Constitution of the Street
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create	~
T	and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40294	Land fronting onto High Street	Guyhirn, Wisbech St Mary CP
a. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building	~

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

materials and encourage those that are of a

sustainable form and allow for re-use

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies a high quality habitat on site, and the site intersects a number of other habitat assets. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site submission proposal indicates the site is available for employment, alongside housing development.Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services

and infrastructure.



40295

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for housing development in the short term, and is located in a Market Town.

3. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability



Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s) and Conservation Area.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40295	Part Manor Farm	Whittlesey, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to hange drisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
<i>W</i> ildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40295	Part Manor Farm	Whittlesey, Whittlesey CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
200.60	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, wildlife officer identifies that site may support protected species. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

sense of place.

The site visit assessment found that development of the site will likely be detrimental to local character and/or

4.3 Retain the distinctive character of Fenland's

landscape

40296	Well End Farm	Friday Bridge, Elm CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.
hange drisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	- The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es r	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40296		Well End Farm	Friday Bridge, Elm CP
	8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
1		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

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Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.



4. Heritage, Place Making and

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

Potential harm to setting of listed building(s) and Conservation Area.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40297	Land at Woad Mills Farm	Church End, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
hange drisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40297	Land at Woad Mills Farm	Church End, Parson Drove CP
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

the use of locally-sourced and sustainable building materials through the design and construction phase.

sustainable form and allow for re-use

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies a high quality habitat on site, and the site intersects a number of other habitat assets. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The proposal suggests the site is available for a range of uses including employment or other job-creating uses. Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40298	Land at Cranwell Farm	Wisbech, Wisbech CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development in the short term, and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.
ĕ	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage,	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential harm to setting of Conservation Area and listed building(s).
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
hange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.

40298	Land at Cranwell Farm	Wisbech, Wisbech CP
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
P	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
S. S.	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
		Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Composition with the site likely have a neutral or negligible effect in respect of the objective.

40298 Land at Cranwell Farm Wisbech, Wisbech CP

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

and adaptability of the local economy

40299

SA Framework 1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, No significant effect gender, disability, race, faith, location and income. Healthy Communities 1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; education, training, leisure opportunities and within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but community activities); and ensure all groups more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. thrive in safe environments 1.3 Create and enhance multifunctional open space that is accessible, links with a high quality The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green green infrastructure network and improves infrastructure network. Development of the site has the potential to cause harm to those assets. The site has the opportunities for people to access and appreciate potential to support access to wildlife and wild places, due to its opportunity to connect to Public Rights of Way wildlife and wild places within the site boundary. 1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by No significant effect maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets 2.1 Help people gain access to a range of 2. Jobs, Education and employment, education and training Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities opportunities. 2.2 Support investment in people, places, ++ communications and other infrastructure to The site is located in the catchment of a primary school which has spare capacity in every year. The site is located improve the efficiency, competitiveness, vitality in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services

and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

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The site is available for housing development and is located in a Market Town.

Iranspo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5-10 min walk of a bus stop. There are opportunities to connect to nearby PRoW within the site boundary.

 Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

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No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40299	Land East of Gadd's Lane and North of Barton Roa	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	?
	eminate change	The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the	?
	vulnerability of people, places and property to the risk of flooding from all sources	The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	
		The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in	
w pue	appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
S. T.	7.2 Avoid deterioration and seek opportunities to	?

enhance water quality in rivers and other water

bodies

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.



8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

Development of the site likely have a neutral or negligible effect in respect of the objective.



9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.

Wisbech, Wisbech CP



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

40300	Land at Eastrea Road	whittiesey, whittiesey CP
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services

and infrastructure.

40300	Land at Eastrea Road	Wnittiesey, Wnittiesey Cr
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	
ॐ	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	? Insufficient data available to identify effects
	4.3 Retain the distinctive character of Fenland's landscape	? Insufficient data available to identify effects
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
to isk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However



the risk of flooding from all sources

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

		6.1 Minimise the irreversible loss of	
6. Land Use and Wildlife		undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	nd Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	
P		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7. Wate	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	n a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

40300	Land at Eastrea Road	Whittlesey, Whittlesey CP
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use



The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.