Appendix C: Site Options SA Framework

Part 4

Sites 40301 to 40400

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 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, 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 limited capacity. The site has relatively poor access to services and facilities.

40301	Land at Cranwell Farm	Leverington, 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 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	- 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	-

sense of place.

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

landscape

40301	Land at Cranwell Farm	Leverington, Wisbech 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 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. 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.
	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.
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.

40301	Land at Cranwell Farm	Leverington, 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.
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	Composition Properties and 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 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. 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.

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,	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.



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.

40302	Land at Swanbridge Farm	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	? 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 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 raisec 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.
28	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.

40302	Land at Swanbridge Farm	Parson Drove, 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 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.
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 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	6A 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 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. 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.	

. 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 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

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	Land at Selwyn Lodge Farm	Guyhirn, Wisbech St Mary CF
	5.1 Limit or reduce vulnerability to the effects of 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 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, existing grassland, grassland buffer, grassland 'stepping stone', 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 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.

40303	Land at Selwyn Lodge Farm	Guyhirn, 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 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	~

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

2. Jobs, Education and Housing

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.

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 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

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	Land at Bearts Farm	Manea, Manea CF
	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	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).
ıd 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', 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 proximit 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.

40304		Land at Bearts Farm	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 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	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.	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.
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,	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.

40305	Land at Rookery Farm	Friday Bridge, Elm 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 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	Listed Building on site, potential harm to LB and its setting.
	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.

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

40305	Land at Rookery 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 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. 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 ∪se 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 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 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.

40305		Land at Rookery Farm	Friday Bridge, 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 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.
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.
計		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 diceves i aim	Lini, Lini 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; 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. 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 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 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.

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 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

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 Conservation Area. 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

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.

40306	Land at Greeves Farm	Elm, Elm 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 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, 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.
/. 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.

?

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

40306		Land at Greeves Farm	Elm, 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 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; 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.
<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

\vdash
· —
0
alt t
Þ
0
9
\equiv
nu
⊒.
E:
ŝ

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 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. 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

--

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.



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 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 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 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

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.

40307	Land at Willock Farm	Tholomas Drove, Wisbech St Mary CF
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. 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 1) (based on Agricultural Land Classification).
Land 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	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.
•	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.

40307		Land at Willock Farm	Tholomas Drove, Wisbech St Mary 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 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.
	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.
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 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 reasonable 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.

40308

	Land east of Sixteen Foot Bank, Stonea	Open countryside, 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 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,	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 every year. 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.

Land east of Sixteen Foot Bank, Stonea



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

--

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

. 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 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. In addition, there are insurmountable safety issues, or the cost of mitigation measures are likely to render scheme not viable.



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

--

Site inaccessible due to insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable. 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 archaeology.

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.

40308	Land east of Sixteen Foot Bank, Stonea	Open countryside, Wimblington 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.
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. 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>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 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.
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 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.

40308		Land east of Sixteen Foot Bank, Stonea	Open countryside, 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 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.
	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.
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 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. In addition, there are insurmountable safety issues, or the cost of mitigation measures are likely to render scheme not viable. 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

40303	Liagi ass tilli Lailli	Watch, Watch
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 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 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.

40309	Flagrass Hill Farm	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 15-20 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 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, 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	

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 Olimate Change and Flood Risk	Flagrass Hill Farm 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. 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, 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.

40309	Flagrass Hill Farm	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 15-20 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 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.

70010	Earla Cast of Martinas Drove	may shage, zim 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 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 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.

40310	Land east of Maltmas Drove	Friday Bridge, Elm 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.	
₽	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, 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	

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

40310	Land east of 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 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 lo	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 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	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.
SS 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.

40310	Land east of Maltmas Drove	Friday Bridge, 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.
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 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	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

income.

SA Framework

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

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 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. 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

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 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 every year. 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 located in the open countryside and is therefore inappropriately located in the context of the Settlement Hierarchy.

. 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 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. In addition, there are insurmountable safety issues, or the cost of mitigation measures are likely to render scheme not viable.



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

--

Site inaccessible due to insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable. The site is located within 5 min walk of a bus stop. There are opportunities to connect to multiple 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

Scheduled Monument 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.

40311	Land at Stitches Farm	Open countryside, 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 Isk	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.
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 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 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.

40311	Land at Stitches Farm	Open countryside, Wimblington CF
	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	
(† †)	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for resuse.	Site not expected to effect mineral resources.

and adaptability of the local economy

40312	Land at Stonebridge Farm	Open countryside, Wimblington CF
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 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 proposed development includes employment or other job-creating uses, alongside the development of dwellings. 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	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 very poor access to

services and facilities.

in the catchment of a secondary school which has spare capacity in every year. The site has very poor access to



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

--

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

. 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 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. In addition, there are insurmountable safety issues, or the cost of mitigation measures are likely to render scheme not viable.



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

--

Site inaccessible due to insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable. 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 Scheduled Monument and 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

--

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.

40312	Land at Stonebridge Farm	Open countryside, 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 Narisk	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.
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.
© 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.

40312	Land at Stonebridge Farm	Open countryside, 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 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 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 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. In addition, there are insurmountable safety issues, or the cost of mitigation measures are 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	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 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; 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. 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 proposed development includes employment or other 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 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 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 located in the open countryside and is therefore inappropriately located in the context of the Settlement Hierarchy.

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 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; 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

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 15-20 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

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.

40313	Land at Trinity Farm	Open countryside, 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 di 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.
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	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.

40313	Land at Trinity Farm	Open countryside, 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 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.
nd 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 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; 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.
★	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

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.

70317	Land at Kingswood Fark	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 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 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 5-10 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 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 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.

40314 5. Resilience to Climate Change and Flood Risk	Land at Kingswood Park 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.
	6.1 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	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.
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.
/. 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.

bodies

40314	Land at Kingswood 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 5-10 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 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	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

40313	Hereward Hall	waten, waten 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 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.
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 proposed development includes employment or other job-creating uses, and potentially 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 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 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.

40315	Hereward Hall	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	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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 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 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

40315	Hereward Hall	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 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.

40310	Queen's Street close car rank	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 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 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	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.



historic environment

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.

40316	Queen's Street Close Car Park	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 in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
SK G G	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.	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.
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. 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	?

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

enhance water quality in rivers and other water

bodies

40316	Queen's Street Close Car Park	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 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 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.

40317	Land dajonning Hantingdon Rodd	enations, enations of
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; 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 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, 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.



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.

44

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 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.



4.1 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.

40317	Land adjoining Huntingdon 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. 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	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.

40317	Land adjoining Huntingdon Road	Chatteris, Chatteris 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 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 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 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	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

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.

40310	Queen wary community centre	wisbecii, 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 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 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 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	++ 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 good access to a range of services and facilities, and therefore could help support local services and infrastructure.

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

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 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 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.

40318	Queen Mary Community Centre	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 Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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. 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 8. Pollution and Waste	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)	++ 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 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 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 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

~

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.

.0025	Land Last Of Fillit Way	riiday Bridge, Liiri 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, 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. 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 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.

40319	Land East of Flint Way	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 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	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 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.
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.

40319	Land East of Flint Way	Friday Bridge, Elm 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 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	··
(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

	_	
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 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 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, 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 limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40320	Frontage Land East of Silver Lane	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 a 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	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.

character

4.3 Retain the distinctive character of Fenland's landscape

diversity and local distinctiveness of townscape

--

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.

40320	Frontage Land East of Silver Lane	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	The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased 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	The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased 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 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 in	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

40320	Frontage Land East of Silver Lane	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.
	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 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.
	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; 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.
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 Hou	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. 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 relatively poor access to services and facilities.

40321	Land East of Ben Burgess	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 non-residential development and is therefore not likely to impact upon the objective.
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	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.

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	Land East of Ben Burgess 5.1 Limit or reduce vulnerability to the effects of climate change	Coates, Whittlesey CP + 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	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, 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.

40321	Land East of Ben Burgess	Coates, 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 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 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.
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.

70322	Land North of Beguare Road	Eini, Eini CF
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; 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, 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 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 min walk of a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from 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

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 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

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.

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

40322	Land North of Begdale Road	Elm, 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 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 5 min walk of a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from 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	~

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

40323	Land adjacent to Gasis Centre	wisbeth, wisbeth 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 10-15 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, Edu Hou	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.

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 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 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 40323 Climate Change and Flood Risk	Land adjacent to Oasis Centre 5.1 Limit or reduce vulnerability to the effects of climate change	Wisbech, Wisbech CP 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 site is not agricultural land (based on Agricultural Land Classification).
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.
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.
•	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.

40323	Land adjacent to Oasis Centre	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 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 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 10-15 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.
★	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. 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 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

2.1 Help people gain access to a range of

employment, education and training

opportunities

No significant effect

++

The site submission proposal indicates the site is available for a range/mix of uses, including employment 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. 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.

40324	Land at Roundabout Farm	Wimblington, Wimblington 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 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 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. 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 result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.

40324	Land at Roundabout Farm	Wimblington, Wimblington CF
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.
\$ 00 00	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.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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', 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.
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.

40324	Land at Roundabout Farm	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	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 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 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	+ 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

-10025	Land Tear of L o Glosiae	chatteris, chatteris of
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 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 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.
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 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 reasonably good access to some services and facilities, and therefore could help support such services

and infrastructure.



40325

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.

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.

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 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 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

~

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.



4.3 Retain the distinctive character of Fenland's landscape

 \sim

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.

4000		
5. Resilience to Climate Change and Flood Risk	Land rear of 2-8 Gibside 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.
	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.
<u></u>	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.
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. 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.
r es r	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.

40325	Land rear of 2-8 Gibside	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 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; 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 5-10 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.
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.

40326	Land East of 80 The Elms	Chatteris, Chatteris 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 min walk of a primary school; within 5-10 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 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 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

++

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 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 5-10 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 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) 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 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.

5. Resilience to Climate Change and Flood Risk	Land East of 80 The Elms 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.
× 10 °	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, 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.

40326	Land East of 80 The Elms	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	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 min walk of a primary school; within 5-10 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	ework	
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 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 15-20 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 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, 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 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.

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 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 15-20 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.



4.1 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.



4.3 Retain the distinctive character of Fenland's landscape

 \sim

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.

40327	South Fens Enterprise Park	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.
ce to lange 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	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.
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.
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

40327	South Fens Enterprise Park	Chatteris, Chatteris CP
		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 10-15 min walk of a primary school; within 15-20 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.

40328 Land South of 104-178 March Road Coates, Whittlesey CP

.0020	Land South of 104 170 March Road	coutes, winteresty of
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. 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 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.

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 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

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.

40328 5. Resilience to Climate Change and Flood Risk	Land South of 104-178 March Road	Coates, Whittlesey CP
	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	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.
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', 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.
/. 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.

40328	Land South of 104-178 March Road	Coates, 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.
	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 5-10 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.

development of the site.

40323	Land to rear or 21 31 charemin Road	Gorejielu, Gorejielu 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 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,	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 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.

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	f+ The site is available for housing development in the short term but is within a Medium Village .
245	
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. 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.
4.1 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.
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment 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

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

40329	Land to rear of 21-31 Churchill Road	Gorefield, Gorefield 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 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 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. 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	- 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 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.

40329	Land to rear of 21-31 Churchill Road	Gorefield, Gorefield 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	,
able rces		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. 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.

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 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, 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.



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

contribute to the safety of all highway users.

+

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).

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 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 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

7

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	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.
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.
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	Composition Provided 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; 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.

40331	Land Detween 2-3 Last Close	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 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, 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.
•	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.

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 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 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.

40331	Land between 2-3 East Close	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.
to lige	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.
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. 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	?

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

enhance water quality in rivers and other water

bodies

40331	Land between 2-3 East Close	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 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 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.
↑	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 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 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 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 fo 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 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 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.



4.1 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.



4.3 Retain the distinctive character of Fenland's landscape

 \sim

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.

40222	Lord war of AC OA Duranil Avenue	Advisolo Advisolo CO
5. Resilience to Climate Change and Flood Risk	Land rear of 46-94 Russell Avenue 5.1 Limit or reduce vulnerability to the effects of climate change	March, March Ch ? 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 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 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 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 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.

bodies

40332	Land rear of 46-94 Russell 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 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 5-10 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.
↑	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

40333

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 15-20 min walk of a primary school; community activities); and ensure all groups within 5-10 min walk of a secondary school; and more than 20 mins walk from 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. No opportunities for people to access and appreciate opportunities to connect to PROW. wildlife and wild places 1.4 Encourage healthy choices and opportunities \sim 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 employment, education and training Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities opportunities. 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 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 reasonably and adaptability of the local economy good access to some services and facilities, and therefore could help support such services and infrastructure.

Land rear of 101-139 Wimblington 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 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 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 5-10 min walk of 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

~

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.

40333	Land rear of 101-139 Wimblington Road	March, March Cl
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 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 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.
	6.1 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 2) (based on Agricultural Land Classification).
nd Use	6.2 Utilise brownfield sites for re-development in	
and \	appropriate circumstances	Development of the site would result in the loss of greenfield land.
6. 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, 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.
ces	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.



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.

~

70337	Land Tear Of 2-10 Crescent Road	winttiesey, winttiesey 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 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 site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site and Local Nature Reserve, and no harm to such assets 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	++ 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 good access to a range of services and facilities, and therefore could help support local services and infrastructure.

40334	Land rear of 2-16 Crescent 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.	··
₹	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, 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 be detrimental to local character and/or sense of place.

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

40334	Land rear of 2-16 Crescent Road	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.
sk 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.
	6.1 Minimise the irreversible loss of	++
5.	undeveloped land, particularly high grade agricultural land	Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land l	6.2 Utilise brownfield sites for re-development in	++
Jse ar	appropriate circumstances	Development of the site would enable the redevelopment of brownfield 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 is within 500m of a Local Nature Reserve. Site is within 500m of a County Wildlife Site. 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. V Resi	7.1 Minimise water consumption and encourage	?
7. Water Resources	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	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.

40334	Land rear of 2-16 Crescent Road	Whittlesey, 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 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		++ 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 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. 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.

40335

40333	Land Tear of 30-112 Drybread Road	wintiesey, wintiesey 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 site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site and Local Nature Reserve, and no harm to such assets 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	+ 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 good access to a range of services and facilities, and therefore could help support local services and infrastructure.

4. Heritage, Place Making and

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 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
Land Use ar	6.2 Utilise brownfield sites for re-developr appropriate circumstances
e and Wildlife	6.3 Minimise and avoid where possible imbiodiversity and geodiversity, both within beyond designated sites of international, ror local significance, and on protected spe
	6.4 Achieve net gains in biodiversity and cr

++

The site is not agricultural land (based on Agricultural Land Classification).

ites for re-development in ices

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

where possible impacts to versity, both within and s of international, national d 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.



40335

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

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)

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.

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 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

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 10-15 min walk of a shop which meets day-to-day needs; within 5 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 site intersects a Local Nature Reserve, County Wildlife Site, and grassland and woodland buffer and 'stepping stones' identified by the Cambridgeshire Habitats Map. Development of the site may, therefore, adversely impact on the green infrastructure network. No opportunities to connect to PROW.

 \sim



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

++

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, 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.



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.

+4

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 10-15 min walk of a shop which meets day-to-day needs; within 5 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 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(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.

40336	Land adjacent Household waste recycling centre	Whittlesey, Whittlesey CP
5. Re Clima and	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.
	6.1 Minimise the irreversible loss of	++
6.	undeveloped land, particularly high grade agricultural land	The site is not agricultural land (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in	
Jse ar	appropriate circumstances	Development of the site would result in the loss of greenfield land.
nd Wil	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	
ldlife		The site intersects a Local Nature Reserve. Site intersects 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 recorded for 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.
Ses	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

40336		Land adjacent Household waste recycling centre	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 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 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 good access to a range of 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 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

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 15-20 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 site intersects a County Wildlife Site. 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 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.
ion and g	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.

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

within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 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 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

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 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.

40337	Site at 5 North Street	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.
ce to 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.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use ar	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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 intersects a County Wildlife Site. 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.
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 located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.

40337 Site at 5 North Street Wisbech, Wisbech CP



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 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 15-20 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

^

10000	Welle Waterfront	wished, wished 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 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 15-20 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. 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	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.
ion and	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 Transport Safeguarding Area and development risks prejudicing this allocation. 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.

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 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 15-20 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 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(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 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.

40338	Nene Waterfront	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.
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.	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 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	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, 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.
•	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.

40338	Nene Waterfront	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 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 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	··
<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.

70333	Land West of Cricketers way	wisbetii, wisbetii 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 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 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 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.



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.

40339	Land West of Cricketers Way	Wisbech, Wisbech 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.
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).
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	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 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.
is 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.

bodies

40339	Land West of Cricketers Way	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 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	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.
★	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 relatively poor access to 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; 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. 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	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	+ 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.



viable. 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

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.

40340 a ⊆ 5	Land North of The Gables 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.
<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	Site is within 500m of a County Wildlife 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 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.

40340	Land North of The Gables	Wisbech, Wisbech 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 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; 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, there are insurmountable safety issues, or the cost of mitigation measures will likely 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	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 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 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 15-20 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. 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

++

 \sim

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 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

++

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

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 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 15-20 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 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

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 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.

40341	Land at junction of Coalwharf Road & South Brinl	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.	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. 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 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.
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 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

_	Q	2	Support	and	onhanco	onnortu	ın

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

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 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 15-20 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

~

40342	Land North of to Newbridge Lane (Serviced) and	wishedi, wishedi 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 bu 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	The site is available for employment development or other job-creating uses, in the short term. 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	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 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.

. 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 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. 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 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.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

the risk of flooding from all sources

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



Site is loc

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

40342

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 buffer, grassland 'stepping stone', 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.
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 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 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 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. 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

^

40343

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 min walk of a bus stop; within 5-10 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	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 medium 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	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 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 non-residential development and is therefore not likely 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 5-10 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. 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

~

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 40343 Climate Change and Flood Risk	Land West of 10 Newbridge Lane (unserviced) 5.1 Limit or reduce vulnerability to the effects of	Wisbech, Wisbech CP
	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, existing grassland, grassland 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.



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

~

40344

70377	Land South of 10 Newbridge Lane (diserviced) ar	wishelf, wishelf 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; 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	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 medium 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 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.

Land South of 10 Newbridge Lane (unserviced) aka Potty Plants



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.

. 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 5-10 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, 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 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.

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.



undeveloped land, particularly high grade 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, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.

Wisbech, Wisbech CP

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

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.

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 min walk of a bus stop; within 5-10 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.



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

^

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

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; within 5-10 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	The site is available for employment development or other job-creating uses, in the medium 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	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 fo 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

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.

. 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.

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 5-10 min walk of a secondary school; and more than 20 mins walk from 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	Land West of Halfpenny Lane 5.1 Limit or reduce vulnerability to the effects of climate change	Wisbech, Wisbech 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.
to lige	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 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', 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.
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

40345	Land West of Halfpenny Lane	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 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 5-10 min walk of a secondary school; and more than 20 mins walk from 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	~

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

		wisbeth, wisbeth 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 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 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 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.

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 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 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.

40346	Land North of Cox's Lane 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 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	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.
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, 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 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 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.

40346	Land North of Cox's Lane	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 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 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	Component 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 15-20 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 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 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.

. Transpon

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 15-20 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 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.

40347	Land North of Cox's Lane	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 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).
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, 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.
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.

40347	Land North of Cox's Lane	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	++ 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 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 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.

40348

	Land to the Last and South of Drybread Road	wintlesey, wintlesey 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; 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
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, 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.

character

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	Land to the East and South of Drybread Road 5.1 Limit or reduce vulnerability to the effects of climate change	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.
	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 within 500m of a designated habitat of international/national importance. 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, 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.
ces	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

40348	Land to the East and South of Drybread Road	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.
	"	++ 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		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. 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 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 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.
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, 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 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.

nd east of the Manor Estate Doddington, Doddington, Doddington, Doddington, Doddington, Doddington, Doddington	Land east of the Manor Estate
t meet the various needs of all in appropriate The site is available for housing development in the short term and is located in a Large Village.	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations
d encourage more sustainable transport modes The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school:	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.
accessed by a variety of transport modes and Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min wal	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability
ritage assets, their setting and the wider Scheduled Monument on site	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment
ractive and well designed, contribute to a high ality public realm and maintain and enhance ersity and local distinctiveness of townscape The site visit assessment found that development of the site will likely result in significant adverse harm to character and/or sense of place.	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

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

40349	Land east of the Manor Estate	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.
	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. 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).
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	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. 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.

40349	Land east of the Manor Estate	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 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 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	+ 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.

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 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

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 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.



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 east of Witchford Close 5.1 Limit or reduce vulnerability to the effects of climate change	Poddington, Doddington, Poddington, Poddin	
to nge	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. 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.	
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.	
ies ser	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

40350	Land east of Witchford Close	Doddington, Doddington CF
	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 5-10 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 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	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

40351

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 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. 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 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.

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.

#Error	#Error		#Type!
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	#Error	#Error
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.		#Error
₫	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	#Error	#Error
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	#Error	#Error
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	#Error	#Error
	4.3 Retain the distinctive character of Fenland's landscape	#Error	#Error
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	#Error	#Error
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	#Error	#Error

#Error	#Error		#Type!
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	#Error	#Error
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	#Error	#Error
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	#Error	#Error
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	#Error	#Error
7. Water Resources	7.1 Minimise water consumption and encourage re-use	#Error	#Error
S -	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	#Error	#Error
8. Pollution	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	#Error	#Error
and Waste	8.2. Reduce the risk of pollution to the	#Error	#Error
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	#Error	#Error

#Error	#Error	#Type!
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	#Error
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	#Error

SA Framework

$_{\perp}$
(A)
=
\rightarrow
<
\cap
0
\exists
\exists
\subseteq
\supset
\exists
₾.

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 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 site submission proposal indicates the site is available for either housing or employment. 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 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.

#Error	#Error		#Type!
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	#Error	#Error
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.		#Error
₫	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	#Error	#Error
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	#Error	#Error
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	#Error	#Error
	4.3 Retain the distinctive character of Fenland's landscape	#Error	#Error
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	#Error	#Error
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	#Error	#Error

#Error	#Error		#Type!
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	#Error	#Error
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	#Error	#Error
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	#Error	#Error
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	#Error	#Error
7. Water Resources	7.1 Minimise water consumption and encourage re-use	#Error	#Error
S -	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	#Error	#Error
8. Pollution	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	#Error	#Error
and Waste	8.2. Reduce the risk of pollution to the	#Error	#Error
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	#Error	#Error

#Error	#Error	#Type!
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	#Error
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	#Error

Land West of Kingers Lane	Leverington, Leverington Cr
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
1.2 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
2.1 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 limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income. 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 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 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 2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality

4. Heritage, Place Making and

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 West of Ringers Lane	Leverington, Leverington CP
	5.1 Limit or reduce vulnerability to the effects of climate change	The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased 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	The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased 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, 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.

#Error	#Error	#Type!
x. Pollution	other pollutants (including air, water, soil, noise, odour, vibration and light)	#Error
n and Waste	8.2. Reduce the risk of pollution to the	#Error
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	#Error
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	#Error
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	#Error

40354

10001	Lana West of Satton Road	Open country side, Leverington es
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 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	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 relatively poor access to services and facilities.

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.

40354	Land west of Sutton Road	Open countryside, 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. 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 8. Pollution and Waste	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)	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



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

_

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

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

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.

40333	Land North of Parsons Drove Lane	Open countryside, Leverington 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 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.
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 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.



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

--

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

. 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 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(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

--

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.

40355	Land North of Parsons Drove Lane	Open countryside, 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. 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 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. 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.

40355	L	Land North of Parsons Drove Lane	Open countryside, Leverington 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.
	Ш	3.2. 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.
		3.3 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.
(1 +)	r	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 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 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 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.



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) 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

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.

40356	Land East of Sutton Road	Open countryside, 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	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.

40356	Land East of Sutton Road	Open countryside, Leverington CP
	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	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.
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 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 intersects a County Wildlife Site. The site also intersects existing grassland, buffer and 'stepping stones', and wetland buffer and 'stepping stones', identified by the Cambridgeshire habitats mapping project. 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 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 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, 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.



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 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 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) and scheduled monument. 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

--

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.

40357	Land East of 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.
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. 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).
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 intersects a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', wetland buffer, 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.
7. Water Resources	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.

40357		Land East of Sutton Road	Wisbech, Leverington 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.
	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.
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.
<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.

40000	Land West of Cross Brove	open countrystac, newton in the isle of
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 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.
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,	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.

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.

40358	Land West of Cross Drove	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.
	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.
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.
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.

40358	Land West of Cross Drove	Open countryside, Newton-in-the-Isle CF
	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 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. 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.

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 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. The site intersects the buffer zone of a high pressure gas pipeline.
	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 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 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. Heritage, Place Making and

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.

40359	Land South of Goredike Bank	Open countryside, Gorefield 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.
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 2) (based on Agricultural Land Classification).
Land Use and Wildlife	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.
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', 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.
7. \ Res	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	?
7. Water Resources	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.

40359		Land South of Goredike Bank	Open countryside, Gorefield 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.
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 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. 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.

income.

SA Framework

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

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 very poor access to services and facilities. The site is located within 10-15 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 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, wildlife officer identifies that the site is highly likely to support protected species. 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 site submission proposal indicates the site is available for housing or employment - or a mix of uses. 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.

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

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.

40360	Seaford 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.
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. 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).
ld 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.
B 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.

40360		Seaford Farm	Open countryside, Newton-in-the-Isle CF
	Pollution a	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.
	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 very poor access to services and facilities. The site is located within 10-15 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. 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	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 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 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	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 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.

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. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.

Collet's Bridge, Elm CP



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

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.

40361	Land west of Collett's Bridge Lane	Collet's Bridge, Elm 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 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 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 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	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	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.

40361	Land west of Collett's Bridge Lane	Collet's Bridge, 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.
id 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; 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. 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	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.

10002	Land South of 404 March Road Tarves	Turves, writtiesey 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 10-15 min walk of a bus stop; bu 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. 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.
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 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.

s. 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 very poor access to services and facilities. The site is located within 10-15 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 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

~

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.

40362	Land South of 464 March Road Turves	Turves, 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. 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 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 '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 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.
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.

40362	2 Land South of 464 March Road Turves	Turves, Whittlesey CP
	8.1 Reduce emissions of greenhouse gasse other pollutants (including air, water, soil, odour, vibration and light)	
	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 fo 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 incre use of renewable and low carbon energy s	
	9.2 Support the use of locally sourced buil	ding ~

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 5-10 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,	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.



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(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. 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 result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.

40363	Church Lane plot	Tydd St Giles, Tydd St Giles CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased 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	The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased risk from flooding.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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 buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of th 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.
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.

40363	Church Lane plot	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 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 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.
<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 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 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.

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.

character

landscape

4.3 Retain the distinctive character of Fenland's

40364	Hockland Road plot	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	- 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 '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. 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.

40364	Hockland Road plot	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.
id 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 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 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.

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 5-10 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,	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.



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.



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.

40365	Broad Drove East plot	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.
nange Misk	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.
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. 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.

40365	Broad Drove East plot	Tydd St Giles, Tydd St Giles CP
	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 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 achievable (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.

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 service:

and facilities, and therefore could help support local services and infrastructure.

local character and/or sense of place.

The site visit assessment found that development of the site could make a significant postive contribution to

4.3 Retain the distinctive character of Fenland's

landscape

40366	Former Pike Textiles	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.
ce to lange 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 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.
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. 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.
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

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.



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.

infrastructure.

40367	Womb Farm	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.	··
ॐ	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,	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
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 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	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).
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, 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.
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.
	8.1 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.
\$ 6	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.

40367 Womb Farm Chatteris, Chatteris 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 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 15-20 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.



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.

Ë
He
<u>a</u>
þ
$\hat{}$
00
Ħ
I
<u>=</u>
es

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 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.

 \sim



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

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.



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(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

^

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.

5. Resilience to Climate Change and Flood Risk	Land adjoining Parrock View	Newton, Newton-in-the-Isle CP
	5.1 Limit or reduce vulnerability to the effects of 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 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. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
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 =	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

40368	Land adjoining Parrock View	Newton, Newton-in-the-Isle 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.
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 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	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. 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 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.



 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.

40369	Land adjacent to the fern	Christchurch, Christchurch CF
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.
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	- The majority of the site is located outside of Flood Zone 1 and 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 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 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.
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.

40369	Land adjacent to the fern	Christchurch, Christchurch 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 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 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	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.

40370

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 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 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 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 relatively poor access to services and facilities.

40370	Land at 17 Eastwood Road	Wimblington, Wimblington 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 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 10-15 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).
ॐ	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	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	

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

40370	Land at 17 Eastwood Road	Wimblington, Wimblington 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.
	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. 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 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	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.
•	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 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.

bodies

40370	Land at 17 Eastwood 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 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 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 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.
★	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 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 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	++ 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.

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 5-10 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 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.



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.

5. Resilience to Climate Change and Flood Risk	Land off Halfpenny Lane 5.1 Limit or reduce vulnerability to the effects of climate change	Wisbech, Wisbech 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 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.
•	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.

bodies

40371	Land off Halfpenny Lane	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 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 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 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 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	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

40372	Land South West of Wype Road	Eustreu, whittesey 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 15-20 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 site intersects a County Wildlife Site. The site also intersects a grassland buffer and 'stepping stone', as identified by the Cambridgeshire habitats mapping project. 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 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.
tion 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 spare capacity in every year. The site has relatively poor access to services and facilities.

. 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 5-10 min walk of a bus stop; within 15-20 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 5-10 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

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

--

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 south west of Wype Road	Eastrea, Whittlesey CP
	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 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	Site intersects 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.
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.

40372	Land south west of Wype Road	Eastrea, 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 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 5-10 min walk of a bus stop; within 15-20 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.
<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.

40373	Littlecinia & John Lta	Leverington, Leverington en
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 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.
tion and g	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.



40373

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.

. 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 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 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 listed building(s) and scheduled monument. 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

--

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	Littlechild & Sons Ltd 5.1 Limit or reduce vulnerability to the effects of	Leverington, Leverington CP
	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 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 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. 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 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.

40373		Littlechild & Sons Ltd	Leverington, Leverington 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 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	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.

40374	Land Horth of 47 King Street	william will be a second of the second of th
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 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	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.

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 5-10 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 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 5-10 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.

40374	Land north of 47 King Street	Wimblington, Wimblington 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.
ge ge	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, 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.
/. 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 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.

40374	Land north of 47 King Street	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 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 5-10 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 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	~



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 5-10 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, 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 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.



3.2 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(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

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

--

_

40375	Land north of 17 Doddington Road	Benwick, Benwick 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, 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.
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 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.
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.
9	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 5-10 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.



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 15-20 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.
•	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 spare capacity in every year. The site has relatively poor access to services and facilities.

. 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.

on site has relatively poor access to services and facility

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 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

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

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

--

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.

40376	Land South of Jones Lane	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 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>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	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 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.

40376	Land South of Jones Lane	Eastrea, 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 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 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 15-20 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	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Framework

Healthy Communities

40377

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 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. 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

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.

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

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 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 South of Hockland Road	Tydd St Giles, Tydd St Giles CF
	5.1 Limit or reduce vulnerability to the effects of climate change	The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased 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	The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased 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, 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.
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.

bodies

40377	Land South of Hockland Road	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.
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 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	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 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, 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.

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 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

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

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.

40378	Land West Of 116 - 124	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.
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.
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	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.
•	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.

40378		Land West Of 116 - 124	Wisbech, Leverington 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 5-10 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.
(L)		9.2 Support the use of locally sourced building materials and encourage those that are of a	~

40379

40373	V2 OI Lailu West OI 110 - 124 Suttoii Roau	wisbeth, Leverington 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 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 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.

V2 of Land West Of 116 - 124 Sutton 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 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 5-10 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

Development of site has potential to harm setting of listed building(s) and scheduled monument. 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

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.

40379	V2 of Land West Of 116 - 124 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.
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.
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. 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.

40379	V2 of Land West Of 116 - 124 Sutton Road	Wisbech, Leverington 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; 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.

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, 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 but more than 20 mins walk from a secondary school; and within 5-10 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. No opportunities for people to access and appreciate opportunities to connect to PROW. wildlife and wild places 1.4 Encourage healthy choices and opportunities \sim 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 employment, education and training Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities opportunities. 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 spare capacity in every year. The site is located improve the efficiency, competitiveness, vitality in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good and adaptability of the local economy

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 Large Village.

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 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 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 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.

40380	Land opposite Coney Walk in Blue Lane	Wimblington, Wimblington Cl
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. 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 3) (based on Agricultural Land Classification).
Land Use and	6.2 Utilise brownfield sites for re-development in	
e and	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 '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.
	7.1 Minimise water consumption and encourage	Ç



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

~

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.

.0001	Edita Cast of Soff Citto	Newton, Newton-In-the-isle Cl
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 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	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.



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.



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.

40381	Land east of Sorrento	Newton, Newton-in-the-Isle 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).
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 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.

40381	Land east of Sorrento	Newton, Newton-in-the-Isle 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 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.

40382

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 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 5 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. 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 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.



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.

. 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 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 5 min walk of 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 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).

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.

40	38	2
	\circ	,

Land south of Knight's End Road and West of Wimblington Road

March, March CP

5. Resilience to Climate Change and Flood Risk

 $5.1 \ \mbox{Limit}$ or reduce vulnerability to the effects of climate change

3

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

?

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 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, 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.

?

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.



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.

40383

40363	Land to the north of the B1105 High Road	Newton, Newton-in-the-isie 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 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 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.

Land to the north of the B1165 High 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.

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 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

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

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.

40383	Land to the north of the B1165 High Road	Newton, Newton-in-the-Isle CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased 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	The proposed use is 'more vulnerable', and the majority of the site area is outside 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 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 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



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.

i,
He
alth
Ų C
om
ПШ
niti
es

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 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 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

++

2.1 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 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 good access to a range of services and facilities, and therefore could help support local services and infrastructure.

Jobs, Education and Housing



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.

. 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.

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. 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

Listed Building on site, potential harm to LB and its setting.

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.

40384	Land South of Chatteris	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.
Sk o	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.
<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', 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.

40384		Land South of Chatteris	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.
	nd 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.
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 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. 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.

40303	Auta Truck, Darton Road	wishedi, wishedi 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 very poor access to services and facilities. The site is located within 15-20 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 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.
•	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. 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 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.

40385	Aura Truck, Barton 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 non-residential development and is therefore not likely to impact upon the objective.
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	The site is located within 15-20 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
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 could make a significant postive contribution to local character and/or sense of place.

local character and/or sense of place.

++

The site visit assessment found that development of the site could make a significant postive contribution to

4.3 Retain the distinctive character of Fenland's

landscape

40385	Aura Truck, 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	+ 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.
ge ge	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.
	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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	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.

bodies

40385	Aura Truck, Barton Road	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 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 15-20 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. The site is therefore unlikely to reduce reliance on private vehicles and 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	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.

40386

and adaptability of the local economy

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 15-20 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 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.
•	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. The site is located more than 15 minutes walk from an existing employment area.
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 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.

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

40386	Freedom Motorcycles, Mill View	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 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 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.
	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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.
© 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.

40386	Freedom Motorcycles, Mill View	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.
2000	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 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 15-20 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. 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

40307	24, Litterprise way	wishell, wishell 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 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 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.
•	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 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 reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40387	24, Enterprise Way	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 non-residential development and is therefore not likely to impact upon the objective.
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 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.
₩	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage,	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 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.
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.

40387	24, Enterprise Way	Wisbech, Wisbech CP
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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	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, 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.
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 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 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.
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.

40387 24, Enterprise Way Wisbech, Wisbech 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 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. 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.

	outtons i circimantos i dendonio	chatteris, chatteris of
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 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 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.
•	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 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.

40388	Suttons Performance Packaging	Chatteris, Chatteris Cl
	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. 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 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. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.
ॐ	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
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. 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 ge ge	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.

40388	Suttons Performance Packaging	Chatteris, Chatteris CP
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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	- 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.
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.
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 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

40388 Suttons Performance Packaging Chatteris, Chatteris CP

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. 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

~

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 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 5-10 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 site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site and Local Nature Reserve, and no harm to such assets has been identified. There may be potential to improve access to wildlife and wild places.
•	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. 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 relatively poor access to services and facilities.

40389	Unit 2 Benwick Road Industrial Estate	Open countryside, 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 non-residential development and is therefore not likely to impact upon the objective.
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 15-20 min walk of a shop which meets day-to-day needs; within 5-10 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 unlikely to reduce reliance on private vehicles and sustainable transport modes.
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ The site is located within 5-10 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
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. 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 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.

40389	Unit 2 Benwick Road Industrial Estate	Open countryside, Whittlesey CP
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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 Local Nature Reserve. Site is within 500m of a County Wildlife Site. 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.
o. Fundion 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	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.

Site not expected to effect mineral resources.

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 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 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.
•	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 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	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 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.

s. 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 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 reliance on private vehicles and supporting sustainable transport modes.



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



The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

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

?

40390	Land west of 30, Thorby Avenue	March, March 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. 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	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 es	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

40390	Land west of 30, Thorby 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 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 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. 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

40331	Iviana Ok Linniceu,	wisbecii, wisbecii 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 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.
•	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 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	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 reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40391	Maha Uk Limited,	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 non-residential development and is therefore not likely to impact upon the objective.
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 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 reliance on private vehicles and supporting sustainable transport modes.
₩	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage,	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 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.
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.

40391	Maha Uk Limited,	Wisbech, Wisbech CP
, o	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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, 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.
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.
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.
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.

40391 Maha Uk Limited, Wisbech, Wisbech 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 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. 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

^

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 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 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.
•	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	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 reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40392	Icon Engineering (Wisbech) Ltd	Wisbech, Wisbech CP
, o	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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	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.
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.
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.
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

40392 Icon Engineering (Wisbech) Ltd Wisbech, Wisbech CP

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 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. 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

~

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 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 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.
•	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 use of the site is principally employment / business uses, 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	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.



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 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 5 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. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.



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

++

The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

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. 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	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 8. Pollution and Waste	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)	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 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.

40393 Land west of Roll out the Red 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 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. The site is therefore unlikely to reduce reliance on private vehicles and 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

^

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 5-10 min walk of a primary school; within 5 10 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 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.
•	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 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.

40394	Land South East Of Porters Depot,	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 non-residential development and is therefore not likely to impact upon the objective.
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 5-10 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 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.
₩	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
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 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.
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.

40394		Land South East Of Porters Depot,	Wisbech, Wisbech 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 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.
•		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.
les s	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.
tion and	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	+ 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.
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 5-10 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 5-10 min walk of 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

~

10333	Land And Dandings At Olenthorn Farm,	water, water 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 15-20 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 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.
•	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. 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 limited capacity. The site has very poor access to services and facilities.

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

vulnerability of people, places and property to

the risk of flooding from all sources

40395	Land And Buildings At Glenthorn Farm,	March, March CP
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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.
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.
«. Pollution and	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.
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 very poor access to services and facilities. The site is located within 15-20 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. The site is therefore unlikely to reduce reliance on private vehicles and 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

~

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 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.
•	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 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	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.

40396	Land North Of 305 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 non-residential development and is therefore not likely to impact upon the objective.
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; 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. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.
ॐ	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
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.

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

40396	Land North Of 305 Wisbech 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. 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', 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 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.

bodies

40396	Land North Of 305 Wisbech 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 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	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 5 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. The site is therefore unlikely to reduce reliance on private vehicles and 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	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.

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 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 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.

 \sim



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

++

The proposed use of the site is principally employment / business uses, or other job-creating uses. 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

2.1 Help people gain access to a range of

employment, education and training

opportunities

++

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 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 relatively poor access to services and facilities.

40397	Law Fertilisers Ltd	Wimblington, Wimblington 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.	
ॐ	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ The site is located within 5-10 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage,	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 Development has potential to harm protected trees located on site.
	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.
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.

40397	Law Fertilisers Ltd	Wimblington, Wimblington CF
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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	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 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	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 5-10 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 10-15 min walk of medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and 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

~

40330	Flot 4 Land South West of 47 Algores Way	Wishell, Wishell 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 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 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.
•	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. 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	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 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.

. I ranspoi

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 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 reliance on private vehicles and supporting sustainable transport modes.



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

++

The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

 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 could make a significant postive contribution to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

5.1 Limit or reduce vulnerability to the effects of

++

The site visit assessment found that development of the site could make a significant postive contribution to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

climate change

5 2 Minimise and wherever possible

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.

40398	Plot 4 Land South West of 47 Algores Way	Wisbech, Wisbech CP
.6	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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.
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.
8. Pollution an		+ 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 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 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. 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

~

40333	N G L Liigilieering, 155 Station Noau	wintlesey, wintlesey 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 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.
•	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 use of the site is principally employment / business uses, 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 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.

40399	R G E Engineering, 153 Station 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 non-residential development, and is therefore unlikely to impact upon the objective.
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	The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage, L:	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 a 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	++ The site visit assessment found that development of the site could make a significant postive contribution to local character and/or sense of place.



character

4.3 Retain the distinctive character of Fenland's landscape

diversity and local distinctiveness of townscape

++

The site visit assessment found that development of the site could make a significant postive contribution to local character and/or sense of place.

40399	R G E Engineering, 153 Station Road	Whittlesey, 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.
SE G	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	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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	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 '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 es	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

40399	R G E Engineering, 153 Station 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	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 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. 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

~

40400	5, Station Road	wintiesey, wintiesey 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 burstop; within 10-15 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 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 intersects a County Wildlife Site, and there is a high quality habitat on site. The site also intersects an existing woodland and buffer, existing wetland, and grassland buffer and 'stepping stone', as identified by the Cambridgeshire habitats mapping project.
•	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	Whilst located in a Waste Consultation Area, development of the site is not expected to prejudice operations an allocations. The site is located in the catchment of a primary school which has no spare capacity, but has

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, 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 10-15 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 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.



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

++

The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

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 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 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.

40400	3, Station Road	Whittlesey, 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.
	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	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield 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 Local Nature Reserve. Site intersects 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 buffer, grassland 'stepping stone', existing wetland, 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.
Resourc	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

40400	3, Station 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 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 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 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. 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.