## Appendix C: Site Options SA Framework

## Part 5

Sites 40401 to 40500

40401

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.
•	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	<b>++</b> 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.
	2.2 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.

40401	100, Ramsey Road	Open countryside, 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 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. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.
<b>₹</b>	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 result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.

40401	1	100, Ramsey Road	Open countryside, Whittlesey CP
6. Land Use and Wildlife	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.
	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, 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.
<b>P</b>		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. Wate	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	es )	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	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 vehicles, 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

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

40401	100, Ramsey Road	Open countryside, Whittlesey CP
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. 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.
<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.

40402

## **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 5-10 min walk of a education, training, leisure opportunities and bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary community activities); and ensure all groups school; 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. 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 No significant effect maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets 2.1 Help people gain access to a range of ++ 2. Jobs, Education and employment, education and training The proposed use of the site is principally employment / business uses, or other job-creating uses. The site is opportunities located more than 15 minutes walk from an existing employment area. Housing 2.2 Support investment in people, places, communications and other infrastructure to Whilst located in a Waste Consultation Area, development of the site is not expected to prejudice operations and improve the efficiency, competitiveness, vitality allocations. The site is located in the catchment of a primary school which has no spare capacity and no room for and adaptability of the local economy expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



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

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The site is available for non-residential development, and is therefore unlikely to impact upon the objective.

. Transpor

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

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



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

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

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

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The site visit assessment found that development of the site 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

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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 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.

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

40402

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, 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.
les 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 reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

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



Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; 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 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 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.
	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 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, 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.

40403	Eclipse Scientific Group	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 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 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 reliance on private vehicles and supporting sustainable transport modes.
<b>₩</b>	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 in Flood Zone 1; the site does not intersect the historic flood map; no 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 in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

40403	Eclipse Scientific Group	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 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 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  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	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.

40403	Eclipse Scientific Group	Chatteris, Chatteris CP
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Sustainable Resources

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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has 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. Further reductions in emissions will depend on the design and construction standards of the development.



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

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



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

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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.

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

 Heritage, Place Making and Landscape

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

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

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

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The site visit assessment found that development of the site 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.

40404	Agrihold Farm Machinery UK Ltd, 1, Martin Aven	ue March, March Ch
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.
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, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
er ces	7.2 Avoid deterioration and sook enpertunities to	2



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

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

.00	8.1 Reduce emissions of greenhouse gasses and
٥٥اار	other pollutants (including air, water, soil, noise,
Pollution	odour, vibration and light)
n and	
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The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.

8.2. Reduce the risk of pollution to the environment from contaminated land

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



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

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

Sustainable Resources

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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has 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 materials and encourage those that are of a sustainable form and allow for re-use

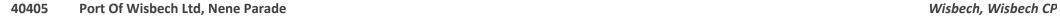
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40405

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 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, 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.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	Whilst located within a Transport Safeguarding Area, development is not expected to prejudice the 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.

the risk of flooding from all sources

40405		Port Of Wisbech Ltd, Nene Parade	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.
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.
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.
	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.
	8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	<b>++</b> The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	. 9	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of



a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 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

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SA Frame	work				
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect			
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has 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 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. 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.			

40406	Ashley Industrial Estate	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.	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.
<b>₽</b>	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 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.

40406	Ashley Industrial Estate	Whittlesey, Whittlesey 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	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', 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.		
© 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 relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.		
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.		
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.		

40406	Ashley Industrial Estate	Whittlesey, Whittlesey CP
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 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. 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.

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SA Frame	work				
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect			
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 10-15 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 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.			
•	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	+ 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.			

## The Secret Garden Touring Park, Mile Tree Lane



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

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The site is available for non-residential development and is therefore not likely to impact upon the objective.

3. Transpo

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

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The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 10-15 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.



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

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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

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

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

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

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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 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.

Wisbech.	Wisbech	CP
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6.1 Minimise the irreversible loss of ++ undeveloped land, particularly high grade Site is previously developed, and therefore will not result in the loss of undeveloped land. agricultural 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. 6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features beyond designated sites of international, nationa identified by the Cambs Habitats mapping project including, existing woodland, woodland buffer, which risks or local significance, and on protected species potential harm if the site is developed. There are records of protected species on or in close proximity of the site. 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is See SA objective 6.3. resilient to the effects of climate change 7.1 Minimise water consumption and encourage re-use Water consumption and re-use will depend on the specific design and construction of the development. 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



8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)

The site has very poor access to services and facilities. Occupants of the site will likely be dependent on provate vehciles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.

8.2. Reduce the risk of pollution to the environment from contaminated land

++

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



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

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

Sustainable Resources

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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 10-15 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

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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 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.			
•	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 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.			
tion and Ig	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 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			

and adaptability of the local economy

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



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

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The site is available for non-residential development, and is therefore unlikely to impact upon the objective.

3. Transpo

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

+

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.



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

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



4.3 Retain the distinctive character of Fenland's landscape

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

40408	Land west of Fenton Way and East of Iretons Way	Chatteris, Chatteris CP		
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.		
nange Nrisk	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 v	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	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 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	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the		

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



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

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10103	Journ West of Boudington Road	chatteris, chatteris 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 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 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.

40409	South West of Doddington Road	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 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.
<b>₫</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	<b>++</b> 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 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

40409	South West of Doddington Road	Chatteris, Chatteris CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	++ The site is located wholly 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 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.
<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	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 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	7.2 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.

40409	South West of Doddington Road	Chatteris, Chatteris CP
x. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site 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; 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.
<b>★</b>	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.

40410

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5-10 min walk of a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
<b>Y</b>	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 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. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	Whilst located in a Waste Consultation Area, development of the site is not expected to prejudice operations and allocations. The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has 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 unlikely to impact upon the objective.

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

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; 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, 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.

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	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.
•	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 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 located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

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

+

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5-10 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. 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 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The 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

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The site is available for non-residential development, and is therefore unlikely to impact upon the objective.

3. Transpo

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

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

++

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.

40411	Land North Of 57, Thorby Avenue	March, March 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.
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.
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 provimity 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.
Res	7.1 Minimise water consumption and encourage	?
7. Wate Resource	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

40411	Land North Of 57, Thorby Avenue	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 relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	+ Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. 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.
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9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

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40412

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

No significant effect

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

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

In addition, the site intersects a HSE Consultation Zone, therefore there is uncertainty regarding the ability of the site to provide a safe environment for residents.

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

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.



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 use of the site is principally employment / business uses, or other job-creating uses.Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.

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

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



40412

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.

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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; 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.



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

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

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

++

The site visit assessment found that development of the site 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.	5.1 Limit or reduce vulnerability to the effects of	
5. Resilience to Climate Change	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. 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.
√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 grassland, 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.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
er Ses	7.2 Avoid deterioration and seek opportunities to	?
	enhance water quality in rivers and other water bodies	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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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; 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.

SA Frame	A Framework		
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has 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 is located within 500m of an internationally designated habitat.	
•	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 20 minutes walk from existing employment areas.	
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has very poor access to services and facilities.	



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.

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

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

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

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

40413	Mccain Foods Gb Ltd, Funthams Lane	Whittlesey, Whittlesey 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	The site is within 500m of a designated habitat of international/national importance. 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', 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.
<b>P</b>	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.
ves Pr	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste		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.
		++ 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.

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. 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.

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

Site not expected to effect mineral resources.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; 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.
•	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 20 minutes walk from existing employment areas.
, 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.

40414	Sunnyside, Mays Lane	Leverington, Leverington 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.	
<b>₩</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	<b>++</b> 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	Potential harm to setting of listed building(s).
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	? 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.
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.

40414	Sunnyside, Mays Lane	Leverington, Leverington CP
б. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, 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.
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	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.

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



8.3 Support and enhance opportunities for the

reduction, reuse and recycling of waste

40414	Sunnyside, Mays Lane	Leverington, Leverington 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 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. 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

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SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 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 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 Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

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.



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.

40415	H L Hutchinson Ltd, Weasenham Lane	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.
Use and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, 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 -	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. FOIRE	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.
ים אמטנים	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

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

Sustainable Resources

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

++

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has 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 5-10 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. Further reductions in emissions will depend on the design and construction standards of the development.



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

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10110	Land at Wombiann	Chatteris, Chatteris 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 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 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 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

40416	Land at Wombfarm	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 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.	· ·
<b>₫</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	<b>++</b> 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.
	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

40416	Land at Wombfarm	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. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	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.

40416	Land at Wombfarm	Chatteris, Chatteris CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 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. 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.

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 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 intersects a County Wildlife Site. The site also intersects existing grassland and woodland, buffer and 'stepping stones' 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	<b>++</b> 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	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.



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

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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

unlikely to reduce reliance on private vehicles and sustainable transport modes.

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.



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

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The site is 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.

40417	Lattersey Field, Benwick Road	Whittlesey, Whittlesey CP
<u></u> 5	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	The site is within 500m of a Local Nature Reserve. 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', 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.
Les Se	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	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.

40417	Lattersey Field, Benwick Road	Whittlesey, Whittlesey CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	



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

Site not expected to effect mineral resources.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has 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 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.
•	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 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 good access to a range of services and facilities, and therefore could help support local services and infrastructure.

40418	19, Gordon Court	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 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.
<b>ॐ</b>	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.

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

40418	19, Gordon Court	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	The site is located principally within Flood Zone 2. The proposed use is 'less vulnerable', and is compatible with FZ2 according to national policy. However, its location in FZ2 places the site at greater risk of flooding.
	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 principally within Flood Zone 2. The proposed use is 'less vulnerable', and is compatible with FZ2 according to national policy. However, its location in FZ2 places the site at greater risk of 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	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	?

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

enhance water quality in rivers and other water

bodies

40418	19, Gordon Court	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.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has 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 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.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	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.
, 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 relatively poor access to services and facilities.

40419	30, Benwick 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 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; but more than 20 mins walk from 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 15-20 min walk of medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.
<b>₽</b>	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
	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.
¥ % 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 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.

40419	30, Benwick Road	Whittlesey, Whittlesey 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	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, 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.
les 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 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.
and 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.

40419	30, Benwick Road	Whittlesey, Whittlesey CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 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. 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.

40420

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 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.
•	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 and Transport Safeguarding Area, development of the site is not expected to prejudice those operations and allocations. The site is located in the catchment of a primary school

and adaptability of the local economy

e is not ary 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.

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 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.

10420	March Cold Stores Limited 20 - 24 Marwick Road	March, March
5. Re Clima	5.1 Limit or reduce vulnerability to the effects of	?
5. Resilience to Climate Change	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 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 located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade	++
6.	agricultural land	Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use	6.2 Utilise brownfield sites for re-development in	++
Jse ar	appropriate circumstances	Development of the site would enable the redevelopment of brownfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to	-
dlife	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', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
ies 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.

40420	March Cold Stores Limited 20 - 24 Marwick Road	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 relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
2 8 2 2 6	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 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



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

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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.

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, 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 very poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; but education, training, leisure opportunities and more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary community activities); and ensure all groups school; more than 20 mins walk from 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. 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 No significant effect maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets 2.1 Help people gain access to a range of ++ 2. Jobs, Education and employment, education and training The site is available for employment development or other job-creating uses, in the short term. The site is opportunities located more than 20 minutes walk from existing employment areas. 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 very poor access to and adaptability of the local economy 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

40421	Skylark Garden Centre And Country Store	Wimblington, Wimblington Ch
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.
	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 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 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.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste		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.
	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

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



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.

40422

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

40422	Paddocks at Sand Bank Farm	Wisbech St Mary, Wisbech St Mary 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 Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 5 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).
<b>₽</b>	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.
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.

**Paddocks at Sand Bank Farm** 

6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, 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 Pr	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution 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.
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 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.



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

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

70723	Devis Laile	Wisberi St Mary, Wisberi St Mary Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



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.

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.

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



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



Site is accessible, subject to 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

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

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

40423	Bevis Lane	Wisbech St Mary, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? 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.
× 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 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 1) (based on Agricultural Land Classification).
nd Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, woodland 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.

40423		Bevis Lane	Wisbech St Mary, Wisbech St Mary CP
	8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 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.
<b>★</b>		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 bustop; 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.
<b>9</b>	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

4. Heritage, Place Making and

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.

40424	Station Road next to Grantchester House	Wisbech St Mary, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	+ 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.
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 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. 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.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resour	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.



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



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

?

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



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

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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.

40425

40423	bottom chaper Ave, next to school	wisheri St Wary, wisheri St Wary Ci
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 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.
Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

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

40425	Bottom Chapel Ave, next to school	Wisbech St Mary, Wisbech St Mary CP
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The 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.
•	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.
8. Pollution and		+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducin reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste		++ 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.

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 more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



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

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

SA 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; 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.
•	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 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

landscape

<b>40426</b> 5. R clim	Land south of Benwick Road 5.1 Limit or reduce vulnerability to the effects of	Doddington, Doddington (
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.
SY GO TO	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
<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, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
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

40426	Land south of Benwick Road	Doddington, Doddington CF
c. Foliage		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.
מינים	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+  The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has 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.
•	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	++ Proposes that existing orchards be retained and enhanced through the development.
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.



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.

1 <b>0427</b>	Land south of Wimblington Road	Doddington, Doddington
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.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, 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 Resource	7.1 Minimise water consumption and encourage re-use	?
7. Water Resources		Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

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

40427	Land south of Wimblington Road	Doddington, Doddington CF
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
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 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.
<b>(</b> ††)	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through

development of the site.

sustainable form and allow for re-use

March St Mary Glebe	waren, waren e
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 relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
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 limited capacity. The site has relatively poor access to services and facilities.
	work  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

40428	March St Mary Glebe	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.	
<b>₽</b>	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.
	4.1 Conserve and where appropriate, enhance	

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. 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.

5. Resilience to Climate Change and Flood Risk	March St Mary Glebe 5.1 Limit or reduce vulnerability to the effects of climate change	March, March CP  ++  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	<b>++</b> 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 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, 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.

40428		March St Mary Glebe	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.
	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 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 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.

	Land South of Willtiesey Road	Denwick, Benwick 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.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has 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.



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 non-designated heritage asset. 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.

<b>40429</b> a	Land south of Whittlesey Road 5.1 Limit or reduce vulnerability to the effects of	Benwick, Benwick 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. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
d Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
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.
	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.

40429	Land south of Whittlesey Road	Benwick, Benwick CP
ס. רטווענוטוו מו	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 5-10 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	~



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.

	Westry Hall	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 relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site submission proposal indicates the site is available for either housing or employment or other job-creating uses. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has limited capacity. 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.

40430	Westry Hall	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 in the short term, and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).
<b>₫</b>	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.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's	-

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

sense of place. Development has potential to harm protected trees located on site.

landscape

5. Resilience to Climate Change and Flood Risk	Westry Hall 5.1 Limit or reduce vulnerability to the effects of	March, March Cl
	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, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water 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 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

40430	Westry Hall	March, March CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site

development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	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.



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

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

. Transpor

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

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

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. 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.

40431	Green Lane	Christchurch, Christchurch 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 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 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site 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', 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.
<b>6</b>	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.

40431	Green Lane	Christchurch, Christchurch CF
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has 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; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to 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.

sustainable form and allow for re-use

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The 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,	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.



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

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

. Transpor

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

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

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.

40432	Church Road	Christchurch, Christchurch CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site 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', 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.
<b>6</b>	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.

40432	Church Road	Christchurch, Christchurch 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.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to 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.

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 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.
•	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.

40433	Land north of Fen Road	Parson Drove, Parson Drove CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	·
<b>₩</b>	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 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	? Insufficient data available to identify effects
	4.3 Retain the distinctive character of Fenland's landscape	? Insufficient data available to identify effects
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
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.

40433	Land north of Fen Road	Parson Drove, Parson Drove CP
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	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.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, 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

40433 Land north of Fen Road Parson Drove, Parson Drove CP

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



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

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

40434

## **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 15-20 min walk of medical facilities. thrive in safe environments 1.3 Create and enhance multifunctional open space that is accessible, links with a high quality The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. green infrastructure network and improves Development of the site may therefore be unlikely to result in harm to such assets. However, due to being opportunities for people to access and appreciate distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild wildlife and wild places places. 1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by No significant effect maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets 2.1 Help people gain access to a range of ++ 2. Jobs, Education and employment, education and training Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities opportunities. 2.2 Support investment in people, places, communications and other infrastructure to The site is located in the catchment of a primary school which has limited capacity. The site is located in the improve the efficiency, competitiveness, vitality catchment of a secondary school which has limited capacity. The site has reasonably good access to some and adaptability of the local economy

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



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

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

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

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



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

++

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

4. Heritage, Place Making and Landscape

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

Potential archaeological artefacts on site.

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

The 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

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

40434

		6.1 Minimise the irreversible loss of	++
6. Land Use and Wildlife		undeveloped land, particularly high grade agricultural land	The site is not agricultural land (based on Agricultural Land Classification).
		6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
		6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. 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. Water	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	Ť	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. Po	8.1 Reduce emissions of greenhouse gasses and	+
	8. Pollution 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	++
	te	environment from contaminated land	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

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

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



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



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

1. Healthy Communities

40435

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

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

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

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

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

The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.



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 or other job-creating 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 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. Iranspor

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

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



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

+

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 archaeological artefacts on site.

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

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



4.3 Retain the distinctive character of Fenland's landscape

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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.

<b>40435</b> an Clin	Land adjacent 34 Mill Road 5.1 Limit or reduce vulnerability to the effects of	Murrow, Wisbech St Mary
esilier nate Cl d Floor	climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
5. Resilience to Climate Change and Flood Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
<i>N</i> ildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is	See SA objective 6.3.
	resilient to the effects of climate change	
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to	?
	enhance water quality in rivers and other water bodies	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40435	Land adjacent 34 Mill Road	Murrow, Wisbech St Mary CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<b>★</b>	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.

40436

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 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,	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.

diversity and local distinctiveness of townscape character



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.

40436	Land south of Main Road	Parson Drove, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	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 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. 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.

40436		Land south of Main Road	Parson Drove, Parson Drove CP
	8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site 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 5-10 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 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.

40437

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 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,	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.

character



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.

40437	Land north of Main Road	Parson Drove, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	The majority of the site is located outside of Flood Zone 1, and is therefore at increased risk from flooding.
ce to nange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	- The majority of the site is located outside of Flood Zone 1, and is therefore at increased risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 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.
	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.

40437	Land north of Main Road	Parson Drove, Parson Drove CP
0.		+ 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		+ 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 5-10 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 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.
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.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies a high quality habitat on site, and the site intersects a number of other habitat assets. Development of the site has the potential to cause harm to those assets.
•	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.

diversity and local distinctiveness of townscape character

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.

40438	Land west of Sealey's 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	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, 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.

40438	Land west of Sealey's Lane	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.
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 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 5-10 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.
<b>★</b>	9.2 Support the use of locally sourced building materials and encourage those that are of a	Nevelopment of the site is not expected to effect mineral resources. There will likely be opportunities to support

sustainable form and allow for re-use

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

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

SA Frame	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 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places.
•	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.

40439	Land at Henlow Farm	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.	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 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).
<b>₫</b>	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 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.

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

40439	Land at Henlow 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	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 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	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	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
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



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

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

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	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.

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

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

suitable access is acheivable (subject to 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.

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.

40440	Land north of 149 Back Road	Murrow, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, 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.
/. 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.

40440	Land north of 149 Back Road	Murrow, Parson Drove CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
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 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities Safe, suitable access is acheivable (subject to reasonable mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<b>★</b>	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 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	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 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
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 limited capacity. 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.

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 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



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

++

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



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.

<b>40441</b> ar Ci. 5.	Land on north side of Whitemoor Road 5.1 Limit or reduce vulnerability to the effects of	March, March CP
5. Resilience to Climate Change and Flood Risk	climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to hange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
er Ses	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40441	Land on north side of Whitemoor Road	March, March CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
:	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+
		The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

40442

## **SA Framework** 1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, No significant effect gender, disability, race, faith, location and income. Healthy Communities 1.2 Improve the quality, range and accessibility of ++ services and facilities (e.g. health, transport, The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; education, training, leisure opportunities and within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5 community activities); and ensure all groups min walk of a secondary school; and within 15-20 min walk of medical facilities. thrive in safe environments 1.3 Create and enhance multifunctional open space that is accessible, links with a high quality The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green green infrastructure network and improves infrastructure network. Development of the site has the potential to cause harm to those assets. 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 No significant effect maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets 2.1 Help people gain access to a range of + 2. Jobs, Education and employment, education and training Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities opportunities. 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 some years. The site is improve the efficiency, competitiveness, vitality located in the catchment of a secondary school which has limited capacity. The site has good access to a range of and adaptability of the local economy services and facilities, and therefore could help support local 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	Part of South East March (Strategic Allocation) 5.1 Limit or reduce vulnerability to the effects of climate change	March, March CP  ? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
e to ange Risk	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 '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.
© EX	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.

40442	Part of South East March (Strategic Allocation)	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 good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+
		The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

40443	Land at Snowlields	wnittiesey, wnittiesey Cr
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5-10 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; 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 intersects a County Wildlife Site, and is located within the Goose & Swan IRZ. The site also intersects existing grassland, buffer and 'stepping stones', and woodland 'stepping stones', identified by the Cambridgeshire habitats mapping project. The site is located within 500m of an internationally designated habitat.
•	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 good access to a range of services and facilities, and therefore could help support local services and

infrastructure.

40443	
3. Transport	

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 good access to a range of services and facilities. The site is located within 5-10 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; 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 5-10 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

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 could enhance local character and/or sense of place



4.3 Retain the distinctive character of Fenland's landscape

4

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	Land at Showfields 5.1 Limit or reduce vulnerability to the effects of climate change	Whittlesey, Whittlesey CP  ? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
SK G FO	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	++ 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	The site is within 500m of a designated habitat of international/national importance. Site intersects a County Wildlife Site. The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
<b>P</b>	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	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

40443		Land at Showfields	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 5-10 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; 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	+
			The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and 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, 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.
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.

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	<b>28 Wimblington Road</b> 5.1 Limit or reduce vulnerability to the effects of	Doddington, Doddington C	
	climate change	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.	
Sk ge to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.	
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).	
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.	
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.	
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.	
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.	
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

40444	28 Wimblington Road	Doddington, Doddington CF
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; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 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.

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. 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 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.		
•	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.		
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.		

40445	May Meadows Estate	Doddington, Doddington CF
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Large Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	
<b>₽</b>	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.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's	

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

40445	May Meadows 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 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.	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	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.
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.

40445		May Meadows Estate	Doddington, Doddington CF
	Pollu	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 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 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 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 5-10 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.

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.



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

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

+

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



provide permeability

bus stop.

4. Heritage, Place Making and

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

Potential archaeological artefacts on site.

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

40446	Land west of 85 Wimblington Road	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is 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. 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, 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	? 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.

40446	Land west of 85 Wimblington Road	March, March CP
0. TO	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 5-10 min walk of a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building	+

development of the site.

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

materials and encourage those that are of a

sustainable form and allow for re-use

Healthy Communities

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

No significant effect

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

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

 $\sim$ 



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 submission proposal indicates the site is available for housing and employment development. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.

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

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

4. Heritage, Place Making and Landscape

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

40447	Womb Farm	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 GG 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 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 3) (based on Agricultural Land Classification).
Land Use and v	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	No effects on habitats or protected species identified.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
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.

40447	Womb Farm	Chatteris, Chatteris 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.
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 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. 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.

40448

	mgn broadgate / mockiana koad	Tydu St Glies, Tydu St Glies 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 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.
•	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

4.1 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.

5. Resilience to Climate Change and Flood Risk	High Broadgate / Hockland Road	Tydd St Giles, Tydd St Giles 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 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.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40448		High Broadgate / Hockland Road	Tydd St Giles, Tydd St Giles CP
Pollution and	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.
	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.
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; 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.
<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** 

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

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

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

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The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 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

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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.



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 submission proposal indicates the site is available for housing, employment and other job-creating uses. Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.

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

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

. Transport

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

The site has 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. 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.



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

Potential archaeological artefacts on site.

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

40449	Creek Road	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange	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).
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	There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and	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

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; 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.
•	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 good access to a range of services and facilities, and therefore could help support local 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. Development has potential to harm protected trees located on site.

40450	Slaves Hill	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 within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
to gge 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. 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, 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.

40450		Slaves Hill	Doddington, Doddington CF
	Pollution and Wa	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has 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.	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; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+
			The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA 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 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,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



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

The site is available for housing development in the short term 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 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



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

+

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



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 Conservation Area and listed building(s). Potential archaeological assets on site.

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

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.

40451	Land south of Brewery Close and Ingham Hall Ga	rdens Parson Drove, Parson Drove C
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 d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	- The majority of the site is located outside of Flood Zone 1 and 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).
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 manning project including grassland stenning
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is	See SA objective 6.3.
Re	resilient to the effects of climate change 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.
(Å	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water	?
	ennance 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.

sustainable form and allow for re-use

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

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 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school within 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.
•	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 submission proposal indicates the site is available for housing, or employment and other job-creating uses. The site is located more than 15 minutes walk from an existing employment area.
, 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.

40452	Land off Linwood Lane	March, March CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).
<b>₩</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.

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

40452	Land off Linwood Lane	March, March Cl
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. 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.
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, existing grassland, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	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.

bodies

40452	Land off Linwood Lane	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.
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 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

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

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

40453	Land west of 35 New Street	Doddington, Doddington CF
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Large Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
<b>₽</b>	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.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Site intersects a Conservation Area.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's	-

sense of place.

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

landscape

40453	Land west of 35 New Street	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.
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 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 3) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site 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.
	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.

40453		Land west of 35 New Street	Doddington, Doddington CF
	8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	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; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+
			The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

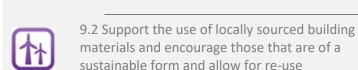
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SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has 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 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.
<b>Y</b>	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 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, 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.

40454	First Furlong Drove	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 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 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; 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).
<b>₹</b>	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 10-15 min walk of a bus stop.
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Site is an important space near well-used footpath. Potential archaeological assets 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	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to hange 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.

40454	First Furlong Drove	Chatteris, Chatteris 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, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

40454	First Furlong Drove	Chatteris, Chatteris CP
9. Sustair Resou	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
nable	J,	emmissions. The site has relatively poor access to services and facilities. The site is located within 10-15 min walk

depend on the design and construction standards of the development.





of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 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). Further reductions in emissions will

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

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

No significant effect

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

-

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



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

2. Jobs, Education and Housing

40455	Honeysome Road	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 5-10 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefor capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
<b>₽</b>	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.
4. Heritage, La	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	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.

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

40455	Honeysome Road	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.
nce to hange since to sharpe	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.
<i>N</i> ildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	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.

40455	Honeysome Road	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.
2000	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 5-10 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	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has 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; 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 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 limited capacity. The site has very poor access to services and facilities.

40456	Ireton's Way	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 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 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; 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).
<b>₹</b>	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 15-20 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 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. 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.
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.

40456	Ireton's Way	Chatteris, Chatteris CP
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site 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', 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 s	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and		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.

40456	Ireton's Way	Chatteris, Chatteris CP
9. Sustaina Resour	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
able		emmissions. The site has very poor access to services and facilities. The site is located within 15-20 min walk of a



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



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; 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). Further reductions in

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

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

relatively poor access to services and facilities.

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

40457	Fenton Way	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 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 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).
<b>₩</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.

40457	Fenton Way	Chatteris, Chatteris CP
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 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, 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.
<b>P</b>	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.
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site 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.

40457	Fenton Way	Chatteris, Chatteris CP
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 primary

depend on the design and construction standards of the development.



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

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school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will

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.

2. Jobs, Education 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.

40458	Fenton Way Mandleys	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 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.	·
<b>₫</b>	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 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	-

sense of place.

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

40458	Fenton Way Mandleys	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. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
<i>N</i> ildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	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.
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 is within 100m of potentially contaminated land and development is not expected to give rise to

40458	Fenton Way Mandleys	Chatteris, Chatteris CP
		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 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.

40433	Short First Nightlayers	Chatteris, Chatteris Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; 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.
<b>Y</b>	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Edi Ho	2.1 Help people gain access to a range of employment, education and training opportunities	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, 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.

40459	Short First Nightlayers	Chatteris, Chatteris C
	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.	·
<b>₽</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

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

40459	Short First Nightlayers	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.
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use 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	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.
as 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

40459	Short First Nightlayers	Chatteris, Chatteris CP
		contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 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	~

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 5-10 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 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,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

40460	Land at The Bank	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.	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 achievable (subject to minor mitigation measures).
<b>ॐ</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Development of site has potential to harm setting of Conservation Area and listed building(s). Potential archaeological assets on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	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	

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

40460	Land at The Bank	Parson Drove, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to hange H Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
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.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
SS T	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.

Sustainable

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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 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 achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



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

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

## **SA Framework**

**Healthy Communities** 

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

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

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

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The site has reasonably good access to some services and facilities. The site is located within 5-10 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 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.



2. Jobs, Education and

Housing

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

No significant effect

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

The site submission proposal indicates the site is available for housing and employment development. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.

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

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

40461	Upwell Road	March, March CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development in the short term, and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has reasonably good access to some services and facilities. The site is located within 5-10 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 15-20 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.
<b>₽</b>	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.
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.
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.

40461	Upwell Road	March, March CP
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	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.
les y	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	<b>++</b> 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.

40461	Upwell Road	March, March CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities.



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

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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.

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.

very poor access to services and facilities.

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

character

landscape

4.3 Retain the distinctive character of Fenland's

40462	Ramsey Road West	Pondersbridge, 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.
	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.
•	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 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 very poor access to services and facilities. Occupants of the site will likely be dependent on provate vehciles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to services and facilities. The site is located within 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, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.



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

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

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	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.



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

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

. Transpoi

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

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



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

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

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 likely to have a neutral/negligible effect on local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

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

40463	Land north west Syringa House	Christchurch, Christchurch 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	<b>++</b> 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 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
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

40463	Land north west Syringa House	Christchurch, Christchurch 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.
5	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 relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<b>★</b>	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 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; 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 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	++ 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 limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40464	Land rear of 86 West Street	Chatteris, Chatteris CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
<b>₽</b>	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.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Possible impact on 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	-

sense of place.

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

40464	Land rear of 86 West Street	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.
nange IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	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).
id Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to

40464	Land rear of 86 West Street	Chatteris, Chatteris CP
		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 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.

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

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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 relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities.
1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The 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
2.1 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.
	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

40465	Little Acre Fen	Chatteris, Chatteris CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.
<b>₹</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 10-15 min walk of a bus stop.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Site is an important space near well-used footpath. 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	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.

40465	Little Acre Fen	Chatteris, Chatteris CP
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, 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 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	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.

40465	Little Acre Fen	Chatteris, Chatteris CP
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



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

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of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. 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.

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.

40400	04a VVCSt St	Chatteris, Chatteris Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 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 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.
<b>Y</b>	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 limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

40466	84a West St	Chatteris, Chatteris CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
<b>₽</b>	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.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	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	-

sense of place.

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

40466	84a West St	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 hange HRisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
6. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.



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

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

Sustainable

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

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



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

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

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; 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 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	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 limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and

infrastructure.



within 5-10 min walk of a bus stop.

4. Heritage, Place Making and

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

Site is an important space near well-used footpath. 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.

40467	West of Fairway Avenue	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.
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. Lan	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.
llife	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 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.

40467	West of Fairway Avenue	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.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 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 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.

		open country side, Enn e
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 more than 20 mins walk from a bus stop; 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 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.
•	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	The site is available for employment development or other job-creating uses. The site is located more than 20 minutes walk from existing employment areas.
, 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.

40468	Coldham Wind Farm	Open countryside, Elm C
	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.	The site has very poor access to services and facilities. The site is located more than 20 mins walk from a bus stop; 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. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.
<b>₹</b>	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 more than 20 min walk from 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 archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's 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	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.

40468	Coldham Wind Farm	Open countryside, Elm CP
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, 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.
© 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 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 located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to services and facilities. The site is located more than 20 mins walk from a bus stop; 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. 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

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

**SA Framework** 

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

No significant effect

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

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



2. Jobs, Education and

Housing

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

No significant effect

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

The site is available for employment development or other job-creating 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

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

40469	Land adjacent to Graysmoor Drove	Open countryside, 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 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.	The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; 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. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.
<b>₹</b>	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.
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	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
hange 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.

40469	Land adjacent to Graysmoor Drove	Open countryside, Elm 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 is within 500m of a Local Nature Reserve. The site intersects features identified by the Cambs Habitats mapping project including, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on provate vehciles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to services and facilities. The site is located within 5-10 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. 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

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

40470	naulei 5 fai u	EIII, EIII 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 relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	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 Housing	2.2 Support investment in people, places,	++
n and	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.

40470	Hauler's Yard	Elm, 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 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 achievable (subject to minor mitigation measures).
<b>₩</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.
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	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

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.

40470	Hauler's Yard	Elm, Elm 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.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; 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 achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<b>†</b> †	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 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

4-4

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 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 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.



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

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

40471	Land north of Blue Lane	Wimblington, Wimblington Co
	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.	··
<b>₩</b>	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.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.

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

40471  5. Resilience to Climate Change and Flood Risk	Land north of Blue Lane 5.1 Limit or reduce vulnerability to the effects of	Wimblington, Wimblington
	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 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, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water 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

40471	Land north of Blue Lane	Wimblington, Wimblington CF
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	<b>++</b> 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.
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; 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.
什	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.

relatively poor access to services and facilities.

3 Help provide decent and affordable homes	
at meet the various needs of all in appropriate cations	The site is available for housing development in the short term and is located in a Medium Village.
1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and entribute to the safety of all highway users.	
2 Seek to ensure that all new developments can e accessed by a variety of transport modes and covide 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.
1 Conserve and where appropriate, enhance critage assets, their setting and the wider storic environment	Potential archaeological artefacts on site.
2 Create places, spaces and buildings that are tractive and well designed, contribute to a high pality public realm and maintain and enhance versity and local distinctiveness of townscape paracter	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.
2 2 1 2 1 S 2 1 T 1 S V	ch as walking, cycling and public transport and ntribute to the safety of all highway users.  Seek to ensure that all new developments can accessed by a variety of transport modes and ovide permeability  Conserve and where appropriate, enhance ritage assets, their setting and the wider toric environment  Create places, spaces and buildings that are ractive and well designed, contribute to a high ality public realm and maintain and enhance tersity and local distinctiveness of townscape

character and/or sense of place.

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

4.3 Retain the distinctive character of Fenland's

5. Resilience to Climate Change and Flood Risk	Land north of Bar Drove/ Needham Bank 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 '	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	No effects on habitats or protected species identified.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
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	?

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

enhance water quality in rivers and other water

bodies

40472	Land north of Bar Drove/ Needham Bank	Friday Bridge, Elm CP
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has 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 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.
休	9.2 Support the use of locally sourced building materials and encourage those that are of a	Nevelopment of the site is not expected to effect mineral resources. There will likely be opportunities to support

sustainable form and allow for re-use

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

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

SA Frame	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.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
. Jobs, Educati Housing	2.2 Support investment in people, places,	- -

40473

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.

40473	Land north of Bar Drove/ Needham Bank	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.	
<b>₽</b>	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.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

character and/or sense of place.

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

4.3 Retain the distinctive character of Fenland's

landscape

5. Resilience to Climate Change and Flood Risk	Land north of Bar Drove/ Needham Bank 5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	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 s	7.2 Avoid deterioration and seek opportunities to	?

enhance water quality in rivers and other water

bodies

40473	Land north of Bar Drove/ Needham Bank	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.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; 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. 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	~

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 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 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.

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

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; 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.



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.

 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.

40474	Land at Outwell Road	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	<b>++</b> 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.
	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.
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

40474	Land at Outwell Road	Collet's Bridge, Elm 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.
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	Composition Properties and the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. 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.

40475

## **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 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. 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 No significant effect maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets 2.1 Help people gain access to a range of ++ 2. Jobs, Education and employment, education and training Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities opportunities. Housing 2.2 Support investment in people, places, communications and other infrastructure to The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for improve the efficiency, competitiveness, vitality expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has and adaptability of the local economy reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

## Land at Sutton Road/ Parson Drove Lane



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

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

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.

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.

<b>40475</b> 5.	Land at Sutton Road/ Parson Drove Lane 5.1 Limit or reduce vulnerability to the effects of	Wisbech, Leverington 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. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', 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.

40475	Land at Sutton Road/ Parson Drove Lane	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

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SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	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 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in 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 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



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

+

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

4. Heritage, Place Making and

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

Potential archaeological artefacts on site.

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

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

40476	Land at Atkinsons Lane	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.
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 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.

10177	Land at Lastica Road	Lustreu, Winteresey Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 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 and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	- The site is located more than 15 minutes walk from an existing employment area.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion.  The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

. 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; 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.

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

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

Insufficient data available to identify effects

40477	Land at Eastrea Road	Eastrea, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
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 mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	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.

40477	Land at Eastrea Road	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.
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.
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 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.

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

40478	Creek 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 reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.
<b>₫</b>	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.
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	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
hange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.

40478	Creek Farm	March, March CP
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	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 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 a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 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.

40478	Creek Farm	March, March CP
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; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
<b>↑</b>	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.

40473	Land at Manea Mad	wither Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and 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,	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.
ducation and ousing	communications and other infrastructure to improve the efficiency, competitiveness, vitality	expansion. The site is located in the catchment of a secondary school which I

40479	Land at Manea Road	Manea, Manea 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 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 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 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.
<b>₽</b>	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.
4. Heritage, La	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	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
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.

40479	Land at Manea Road	Manea, Manea CP
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 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', 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.
Nes Pr	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has 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.

40479 Land at Manea Road Manea, Manea 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 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. 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

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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.

	Olito I o Hostillooi Attellae alla I Martin Attellae	. Water, water
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	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. 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 limited capacity. 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.

## Units 1-3 Hostmoor Avenue and 1 Martin Avenue



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

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The site is available for non-residential development, and is therefore unlikely to impact upon the objective.

. 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 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. 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.

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.

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

40480	Units 1-3 Hostmoor Avenue and 1 Martin Avenue	e 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
ience to Change ood Risk	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 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. Wat	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.



| 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



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

+

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

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has 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; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The 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	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	<b>++</b> 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 very poor access to services and facilities.

40481	Land south of Hook House	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 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; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.
<b>₽</b>	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.
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

40481	Land south of Hook House	Wimblington, Wimblington 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 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 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 provimity 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.

40481	Land south of Hook House	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 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	<b>++</b> 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; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. 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	~

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

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 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 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
	2.1 Help people gain access to a range of	++
2. Jobs, Education Housing	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 Housing	2.2 Support investment in people, places,	++
anc	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 and adaptability of the local economy

ine 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 very poor access to services and facilities.

40482	Hook House	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 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 within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.
<b>₽</b>	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.
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

40482	Hook House	Wimblington, Wimblington 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 area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
Sk 09 0	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. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- 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 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.

40482	Hook House	Wimblington, Wimblington CF
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has 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.
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 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 within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
<b>↑</b>	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 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	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 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.



provide permeability

of a bus stop.

?

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

Insufficient data available to identify effects

some risk of surface water flooding is identified.



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

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

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

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



8.3 Support and enhance opportunities for the

reduction, reuse and recycling of waste

40483 Land west of 180 to 186 Elm Road March, March CP

Sustainable Resources

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

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



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



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

70707	Time Farm Tara	open countrysiae, with the second
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; 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. The site is located within 500m of an internationally designated habitat.
<b>Y</b>	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 very poor access to services and facilities.

Iking and

character

4.3 Retain the distinctive character of Fenland's landscape

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

40484	Flint Farm Yard	Open countryside, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>++</b> 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	<b>++</b> 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 'best and most versatile' argicultural land (Grade 2) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	/ The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
dlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site 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 buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
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.

40484		Flint Farm Yard	Open countryside, 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 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.
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; 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.
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.

	Similar Edita West of March	Water, Water
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; 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	+ 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 some years. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.



of a bus stop.

4. Heritage, Place Making and

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

Potential archaeological artefacts on site.

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

40485	Smith Land west of March	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
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', 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.
ies	7.2 Avoid deterioration and seek opportunities to	?

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

enhance water quality in rivers and other water

bodies

40485		Smith Land west of March	March, March CP
	8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site 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		9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5-10 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<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.

40486

SA Frame	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. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site is located within 500m of an internationally designated habitat.	
<b>(</b>	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.	



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.

40486	Land east of Gull Road	Guyhirn, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
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 is within 500m of a designated habitat of international/national importance. Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
W T	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40486		Land east of Gull Road	Guyhirn, Wisbech St Mary CP
	Pollution and Wa	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has 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.
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; 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.
<u></u>		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+
			The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has 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 designated habitat, 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,	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 very poor access to services and facilities.

40487	Land at Kingsland Farm	Coates, Whittlesey CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has 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, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.
<b>₽</b>	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.
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	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to hange 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. Land	and IIco	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		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	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.
•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7. Water	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	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.
	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 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; 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.

Coates, Whittlesey CP

**Land at Kingsland Farm** 

40487

40487	Land at Kingsland Farm	Coates, Whittlesey CP
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
es		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

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



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

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

40488

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 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.
•	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.
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.

character and/or sense of place.

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

4.3 Retain the distinctive character of Fenland's

landscape

<b>40488</b> S. F.	Land north of Bridge Lane 5.1 Limit or reduce vulnerability to the effects of	Wimblington, Wimblington (
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. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', 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 Resource	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40	488	Land north of Bridge Lane	Wimblington, Wimblington CF
	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		++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
(		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
	9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 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	<b>H</b>	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	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. 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.	
•	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.	
, 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 south and west of Chapel Lane



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

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

. Transpo

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

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop;

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).



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 archaeological artefacts on site.

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

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



4.3 Retain the distinctive character of Fenland's landscape

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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.

40489	Land south and west of Chapel Lane	Tydd St Giles, Tydd St Giles CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Harisk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	/ The majority of the site area is 'best and most versatile' argicultural land (Grade 2) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed
6. 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.
llife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, woodland stepping stone, which risks potential harm if the site is developed. 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.

40489	Land south and west of Chapel Lane	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	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 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	+
		The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through

development of the site.



2. Jobs, Education and

Housing

employment, education and training opportunities

he proposed development includes employment or other job-creating uses, alongside the development of dwellings.Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.

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

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

40490	Melbourne Avenue	March, March CF
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development in the short term, and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	
<b>ℯ</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.
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	? 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.
sk gg 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.

40490	Melbourne Avenue	March, March 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 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 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.
•	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.
ies 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.
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	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.

40490	Melbourne Avenue	March, March CP
Sust	9.1 Reduce energy consumption and increase the	-
9. aina ourc	use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas
ble		emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk

emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



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

+

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

40491	Land off New Road	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 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 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; 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).
<b>₩</b>	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.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.

		enatteris, enatteris er	
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.	
	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 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.	
o. FOIREIOII 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.	
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.	

Chatteris, Chatteris CP

**Land off New Road** 

40491

40491	Land off New Road	Chatteris, Chatteris CP
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 10-15 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.
<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.

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70772	Agricultural failu south of Wouth Lane	Open countryside, wisbech St Wary Ci
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has 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.

. Transpo

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

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



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

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.

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

Potential archaeological artefacts on site.

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

40492	Agricultural land south of Mouth Lane	Open countryside, Wisbech St Mary 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. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', 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 ~	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.

development of the site.

.0.55	Agricultural failu allu redullualit barii aujacelit to	Wishelf St Mary, Wishelf St Mary Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has 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; 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, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.



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.

. Transpo

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

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The site has 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; 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.



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

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

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

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

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.



40493

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', 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.
er	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has 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.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; 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. 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



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

40494

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 more than 20 mins walk from a bus stop; 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 intersects a County Wildlife 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 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.

4. Heritage, Place Making and

Development of site has potential to harm setting of non-desiganted heritage assets. Potential archaeological

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.

40494	Redundant Farmyard at Mouth Lane	Wisbech St Mary, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. 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).
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	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 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 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

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

contamination.

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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to services and facilities. The site is located more than 20 mins walk from a bus stop; 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 sustainable form and allow for re-use

+

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

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
•	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	he proposed development includes employment or other job-creating uses, alongside the development of dwellings. The site is located more than 15 minutes walk from an existing employment area.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	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 limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

4. Heritage, Place Making and

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

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

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

?

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

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

40405	Land to the rear of Tescos	Manuel Manuel CD
<b>40495</b> 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 intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
Nes Pr	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and	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.

40495 Land to the rear of Tescos March, March CP

Sustainable Resources

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



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



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



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

40496

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The 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	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.

diversity and local distinctiveness of townscape character



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

40496	Land at 16 Bridge Lane	Wimblington, Wimblington CF
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
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 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. 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.
<b>★</b>	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

infrastructure.

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

improve the efficiency, competitiveness, vitality

and adaptability of the local economy

3. Transpo

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and

contribute to the safety of all highway users.

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

4. Heritage, Place Making Landscape

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

Potential archaeological artefacts on site.

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

40497	Metalcraft Business 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.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
8. Pollution and Waste	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has 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

40497	Metalcraft Business Park	Chatteris, Chatteris CP
		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 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.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+
		The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has 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.
•	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 submission proposal indicates the site is available for housing or employment development.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, 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.



character

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.

40498	Land to the east of the Roman Bank	Leverington, Leverington 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.
	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. 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 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 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.
•	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

40498	Land to the east of the Roman Bank	Leverington, Leverington CP
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site 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.
<b>★</b>	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 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	- The 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	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.

40499	Land on the west side of 92 London Road	Chatteris, Chatteris CF
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).
<b>₽</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's	~

character and/or sense of place.

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

landscape

40499	Land on the west side of 92 London Road	Chatteris, Chatteris CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	The site is located wholly 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 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, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resource	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	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.

40499	Land on the west side of 92 London Road	Chatteris, Chatteris CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
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 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u> </u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

development of the site.

## **SA Framework** 1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, No significant effect gender, disability, race, faith, location and income. Healthy Communities 1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; education, training, leisure opportunities and within 5-10 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary community activities); and ensure all groups school; within 15-20 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. 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 No significant effect maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets 2.1 Help people gain access to a range of ++ 2. Jobs, Education and employment, education and training The site is available for employment development or other job-creating uses, in the short term. Located within 5 opportunities minutes walk of an existing employment area, the site has very good access to employment 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 limited capacity. The site has relatively poor access to services and adaptability of the local economy and facilities.



landscape

5.1 Limit or reduce vulnerability to the effects of

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

climate change

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

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

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

Land Use and Wildlife

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

Land South of 10, The Bungalow, Newbridge Lane

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.



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.

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

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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 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 achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



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

+

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