



Fenland District Council

Strategic Housing & Economic Land Availability Assessment Stage 2

August 2022

Please note:

At this stage we are not committed to any sites identified in this document. The inclusion of a site in this document does not represent any decision by the Council and does not provide the site with any kind of planning status.

This document assesses sites individually. Please see the [Sites Evidence Report](#) (August 2022) for justification for the inclusion in the draft local Plan or not.

Interactive Map

All submitted sites can be viewed on the Council's interactive map available on the Council website:

<https://www.fenland.gov.uk/newlocalplan/shelaa>

OS Map – Copyright Note

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1. Status of the SHELAA (Stage 2)

- 1.1. Fenland District Council (FDC / the Council) has commenced preparation of a [new Local Plan](#) for the district. This new Local Plan will identify sites to meet Fenland's strategic development needs over the plan period by making site allocations and/or identifying broad locations for growth.
- 1.2. The Council carried out a rigorous assessment of sites submitted during two 'call for sites' exercises, along with other sites known to the Council, to determine their suitability, availability and achievability for development. This *Strategic Housing and Economic Land Availability Assessment – Stage 2* (SHELAA) provides a comprehensive summary of the findings of the site assessment process.
- 1.3. This report forms the first stage of the site selection process. Each site is assessed and scored based on its individual site assessment. This process rejects sites that does not meet major criteria e.g. flood risk. This information is used to inform the Local Plan site selection process. The justification and full explanation for allocating a site or not in the Draft Local is contained in the separate [Sites Evidence Report](#) (August 2022)
- 1.4. This 'Stage 2' report follows the [Strategic Housing & Economic Land Availability Assessment: Stage 1](#) report published in February 2020, and addendum published September 2020.
- 1.5. The main purpose of the Stage 1 report was to provide the public, developers, service providers, parish & town councils and other organisations opportunity to view the sites which the Council received during the Call for Sites exercise. The Stage 1 report provided basic information about the site submissions only and did not include any assessment of sites. The Stage 2 report differs from the Stage 1 report in that it summarises the main findings of the site assessment and is considered 'complete', satisfying requirements for the assessment of housing and economic land availability as set out in the government's Planning Practice Guidance¹.

¹ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

2. Background and Context

Purpose of SHELAA

- 2.1. The SHELAA provides a complete audit and assessment of available land within Fenland for the purpose of providing evidence of each site's suitability for development and likely achievability. This will enable the Council, through the emerging Local Plan, to identify sites and locations where development can place to meet the areas' growth needs over the plan period.
- 2.2. The SHELAA forms a crucial part of the emerging Local Plan's evidence base. It provides objective evidence of a site's suitability for development and allocation in the emerging Local Plan. This report is used to help inform the development of growth options and the sites evidence report. Which, provides justification for the inclusion of site-specific policy requirements proposed by the Draft Local Plan – for example, where a potential constraint has been identified during the assessment process which requires a specific course of action from a developer or decision-maker.
- 2.3. The National Planning Policy Framework (NPPF) describes the purpose of the SHELAA, notably to help the Council understand what land is *available* for development within its district. The NPPF explains:
- “Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment...”*
- NPPF, Para. 68
- 2.4. The NPPF continues, illustrating the role of the SHELAA in informing the preparation of the Local Plan:
- “...From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.”*
- NPPF, Para. 68
- 2.5. Crucially, the findings of this SHELAA has informed but has *not directly determined* the selection of sites proposed for allocation by the Draft Local Plan. In addition to the findings and recommendations of the SHELAA, the selection of sites in the Draft Local Plan has been informed by:
- The Sustainability Appraisal of sites;
 - The overarching strategy for growth across the district;
 - The findings of other technical studies which assess the individual or cumulative effects of sites, or geographical disparities between areas; and
 - Choices and decisions by the Council's democratically elected members.
- 2.6. For example, a sites' performance against the assessment criteria does not in itself necessitate an allocation in the Local Plan – there may be more 'good' sites in a settlement than required by the growth strategy, or the *cumulative* effects of the development of many 'good' sites may give rise to adverse impacts.
- 2.7. The sites Evidence Report provides the justification for the allocation of a site in the Local plan or not.

Source of sites

- 2.8. The Council held its first 'Call for Sites' exercise in October and November 2019. The Call for Sites exercise formed part of a wider 'Issues and Options' consultation. The Call for Sites exercise provided

landowners, agents, developers, and other bodies with an interest in land, opportunity to submit available sites for the Council to consider for inclusion in its Local Plan.

2.9. The Council held a second Call for Sites exercise from 28 July to 08 September 2020, providing an additional period for site promoters to submit land for the Council’s consideration.

2.10. Site submissions were received proposing a range of land uses and development types, for example, new housing development, employment, and other uses such as retail, leisure and pitches for Gypsies & Travellers. All sites received during the Call for Sites exercise were initially set out in this SHELAA (stage 1) report.

2.11. To ensure the process of making a site submission was straight forward and accessible, site promoters were encouraged to complete a simple form, titled *Form B: Site Submission Form*², or via an online form on the Council’s website.

2.12. In addition to site submissions, the Council has included within the scope of the SHELAA other known sites believed to be available for development. These include:

- Undeveloped Local Plan 2014 allocations and broad locations for growth;
- Sites with extant planning permission (or resolution to grant planning permission) for housing developments of 5 or more dwellings; and
- Sites with planning permission for employment development (B-uses) with a site area of 0.15 ha or more.

2.13. The inclusion of sites with extant planning permission has required the Council to periodically update its dataset of sites on publication of new land-use monitoring data.

2.14. In total, 541 sites have been included within the SHELAA. Table 1 quantifies the number of sites by source. Maps showing sites included in this SHELAA are provided in section 9 All site can also be viewed on the interactive map at: <https://www.fenland.gov.uk/shelaa> . As illustrated in the table, most sites were received as site submissions during the Call for Sites exercise.

Table 1: Site submissions by source

Submission Source	Number of sites
Site submission form (Call for Sites submission)	368
Site with planning approval	161
Existing Local Plan allocated site	12
Total	541

Explanation of two-stage process

2.15. The Planning Practice Guidance (PPG) which accompanies the NPPF describes further the scope and purpose of the SHELAA.

“An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an

² <https://www.fenland.gov.uk/media/16013/Form-B-Site-Suggestion-pdf/pdf/B. Site Suggestion Form.pdf>

important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land.³

2.16. To ensure the SHELAA process is open and transparent, the Council decided to publish the SHELAA in two stages. The stage 1 report included no information on a site's suitability for development, simply providing a summary of sites the Council understands to be *available* for development, and which it will be taking forward for assessment. As such, sites in the stage 1 report had no additional planning status or merit.

2.17. Following publication of this stage 1 report, the Council commenced assessment of sites. The findings from the site assessment have enabled the Council to draw conclusions on each site's potential suitability for development, and formulate a number of growth options based on available sites.

2.18. As this stage 2 report provides information on the extent to which each site is *suitable, available and achievable*, it therefore fulfils the requirements of a SHELAA, as described in national planning practice guidance

National guidance housing and economic land availability assessment

2.19. The PPG identifies that the role of the SHELAA is provide information on the range of sites which are available to meet the local authority's requirements. The PPG notes it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements⁴. Consequently, this SHELAA makes recommendations regarding the potential suitability, achievability and availability of sites, based on the individual merits of each site.

2.20. The PPG indicates that a SHELAA should:

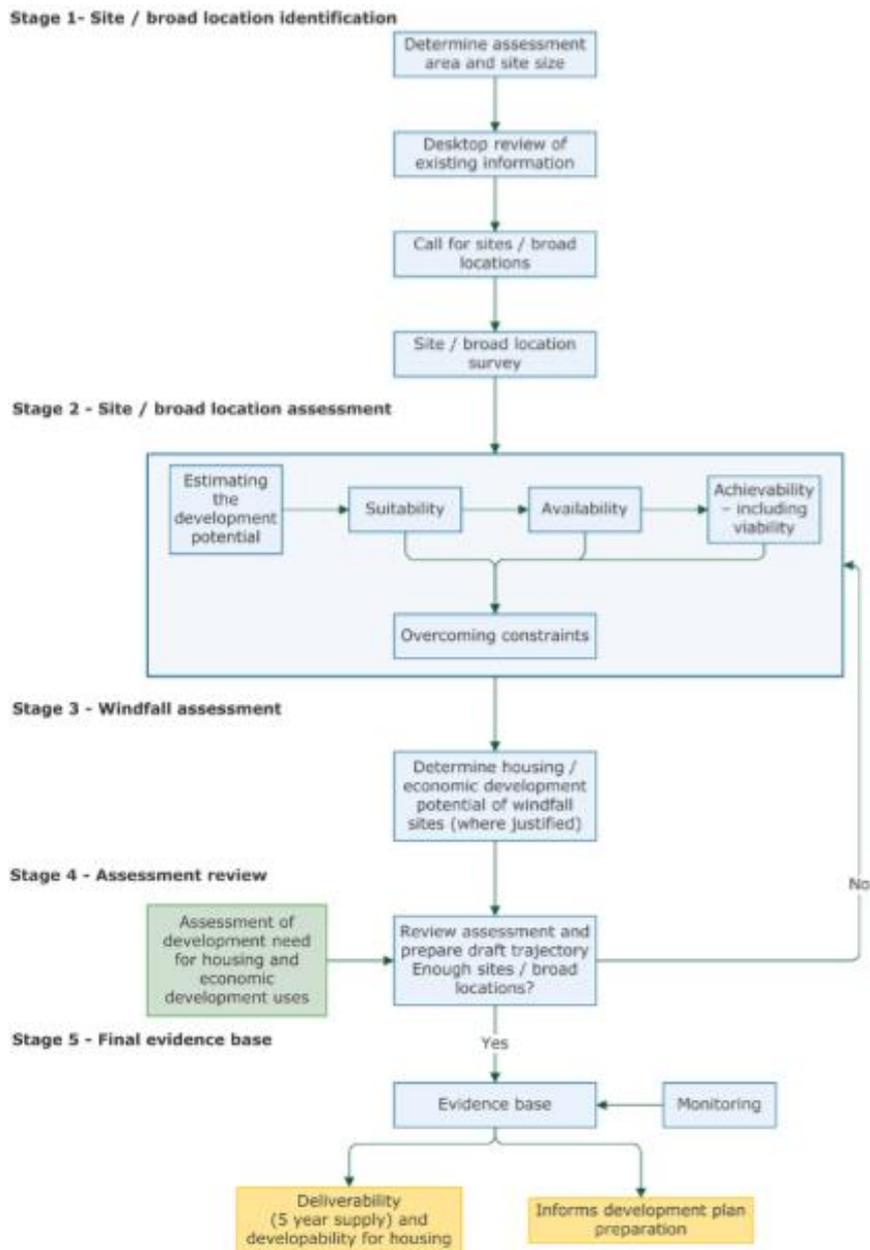
- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

2.21. This SHELAA has been designed to fully comply with the relevant guidance contained in the PPG, as summarised in this section. Further detail is provided throughout the report.

³ Paragraph: 001 Reference ID: 3-001-20190722

⁴ Paragraph: 001 Reference ID: 3-001-20190722

Figure 1: PPG’s approach to SHELAA (Paragraph: 005 Reference ID: 3-005-20190722)



Consultation and engagement

2.22. The PPG notes the importance of cooperation with other local planning authorities. The Council is actively engaging with other local planning authorities through the duty to cooperate and preparation of statements of common ground. As part of the site assessment process, the Council carried out technical sites consultation with key service providers.

2.23. The PPG also notes the importance of involving the development industry and local communities (such as land owners and promoters, agents and developer, and parish and town councils) in the SHELAA process. The Call for Sites provided such groups opportunity to submit sites for consideration.

2.24. As part of the site assessment process, the Council consulted local site preferences with Parish and Town Councils.

2.25. This SHELAA report will be published alongside the Draft Local Plan. Individuals and organisations will have opportunity to comment on the SHELAA report's content during the Local Plan's formal consultation stages.

Scope of sites identified

2.26. The PPG requires the SHELAA identify all sites and broad locations (regardless of the amount of development needed) in order to provide a complete audit of available land. The process of the assessment will, however, provide the information to enable an identification of sites and locations that are most suitable for the level of development required.

2.27. Through the Call for Sites process, and through identifying sites with existing planning permission and existing Local Plan allocations and Broad Locations for Growth, the SHELAA presents a comprehensive audit of available land.

2.28. The PPG indicates that plan-makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. To maximise the number of sites considered through the site assessment process, the Council set a low minimum threshold which included sites able to provide 5 or more dwellings, or 0.15 hectares in area.

2.29. The PPG requires that sites with particular constraints, need to be included in the assessment for the sake of comprehensiveness. All sites submitted to or identified by the Council have been assessed and presented in this SHELAA report, including sites which are constrained and are not suitable for development.

Determining site suitability, availability and achievability

2.30. The PPG states:

A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. When considering constraints, plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as:

- *national policy;*
- *appropriateness and likely market attractiveness for the type of development proposed;*
- *contribution to regeneration priority areas;*
- *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.⁵*

2.31. The full, extensive list of assessment criteria are discussed in *Section 6: Site Assessment Methodology*. Individual criteria have been selected where they assist the Council in identifying potential impacts on potential constraints and those matters listed in the PPG. In addition, the assessment criteria will assist the Council in identifying the performance of sites against the Sustainability Appraisal objectives.

⁵ Paragraph: 018 Reference ID: 3-018-20190722

- 2.32. The PPG indicates a site should be considered achievable for development where there is a *reasonable prospect* that the particular type of development will be developed on the site at a particular point in time⁶. This is essentially a judgement about the economic viability of a site, and the Council's approach to assessing this is set out in the Section 6 (assessment criterion 1).
- 2.33. The PPG notes that where constraints have been identified, the assessment will need to consider what action could be taken to overcome them⁷. The assessment criteria have been designed to assess a broad range of potential constraints. The assessment of each individual site concludes with a recommendation regarding each sites suitability, availability and achievability and makes recommendations to mitigate and/or overcome constraints through planning policies and other measures (such as planning conditions and obligations). Such matters are also considered through the Sustainability Appraisal.

Relationship between Site Assessment and Sustainability Appraisal

- 2.34. The purpose of the planning system is to contribute to the achievement of sustainable development⁸. To positively pursue sustainable development, the NPPF⁹ places a presumption in favour of sustainable development at its 'heart'.
- 2.35. For plan-making, the 'presumption in favour of sustainable development' means that all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects¹⁰.
- 2.36. Preparation of a sustainability appraisal is a statutory requirement of the Local Plan process. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- 2.37. The site assessment (undertaken for the purposes of the SHELAA) and Sustainability Appraisal are separate processes, but with a clear relationship between them and contribute to the same aim - to facilitate *sustainable development*.
- 2.38. The Sustainability Appraisal involves the assessment of the individual and cumulative effects of each policy in the Local Plan, including site allocations, and involves the appraisal of a range of options. This included the sustainability appraisal of all sites in this SHELAA as 'reasonable alternatives'.
- 2.39. The Site Assessment involved the collection of data, scoring and evaluation of the impacts of individual development sites. The information collected through the site assessment process is highly relevant to many of the sustainability appraisal objectives and was utilised by officers when carrying out the sustainability appraisal of sites.

⁶ Paragraph: 020 Reference ID: 3-020-20190722

⁷ Paragraph: 021 Reference ID: 3-021-20190722

⁸ Para. 7, NPPF 2021

⁹ Para. 10, NPPF 2021

¹⁰ Para. 11, NPPF 2021

- 2.40. In other words, without having first completed the Site Assessment process it would not be possible to carry out the Sustainability Appraisal, as there would not be sufficient evidence to inform the appraisal process.
- 2.41. Each of the site assessment criteria is relevant to one or more of the Sustainability Appraisal objectives. To demonstrate this relationship, Appendix 1 provides a cross-reference between the various Site Assessment criteria and the Sustainability Appraisal objectives, indicating which criteria are relevant to which sustainability objectives.

3. Site Assessment Methodology

- 3.1. In October 2019, the Council published its Site Assessment Methodology Report¹¹. This set out the Council's intended approach to assessing sites. Comments on the methodology were invited during the Issues & Options consultation.
- 3.2. In light of comments received, and as the Council commenced its assessment it was necessary to review the assessment criteria, with some slight changes made to the methodology. Principally these changes involved providing additional criteria to provide greater information regarding a particular planning issue. Where comments were received regarding the methodology, these are discussed alongside the relevant criterion.
- 3.3. This chapter provides an updated site assessment methodology, and supersedes the report published in October 2019. It explains each of the site assessment criteria, including the data sources used.

Call for sites exercise

- 3.4. In October 2019, the Council launched its first 'Call for Sites' exercise, with a second undertaken between 28 July and 08 September 2020.
- 3.5. Through the Call for Sites exercise, individuals and organisations were invited to suggest sites for potential inclusion in the Local Plan. All sites submitted during the Call for Sites exercise have now been assessed to determine whether they are suitable for development and allocation in the Local Plan, available for development, and deliverable.

Consideration of existing sites

- 3.6. In addition to sites received during the consultation exercise, FDC also considered the following sites:
- Existing Local Plan 2014 strategic allocations and broad locations for growth which are undeveloped and do not have planning permission;
 - Sites with extant planning permission, or resolution to grant planning permission, for 5 or more dwellings;
 - Sites with planning permission for employment development with a site area of 0.15 ha or more.
- 3.7. The previous version of the methodology also proposed including existing employment areas / business parks as sites. However, it was later decided that since existing business parks are principally developed with varying and uncertain amounts of land available, it was decided they are not suitable for inclusion in the SHELAA and can be addressed more appropriately through other evidence base documents.

¹¹ https://www.fenland.gov.uk/media/16024/Site-Assessment-Methodology-Report-Oct-19/pdf/Site_Assessment_Methodology_Oct19_Final.pdf

3.8. The PPG makes clear that it is appropriate to consider existing sites through the SHELAA, stating:

Sites in existing development plans or with planning permission can generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. This can be informed by a range of factors including the suitability of the land for different uses and by market signals, which will be useful in identifying the most appropriate use¹².

3.9. On this basis, existing sites have been incorporated into the process and are generally considered suitable for development. However, sites have been reassessed to determine if any factors have changed which may affect their suitability. For example, regarding the extent to which the development of a site is achievable, the PPG states, 'consideration can also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions'¹³.

Local Plan 2014 site allocations / broad locations for growth

3.10. Whilst existing Local Plan 2014 site allocations and broad areas for growth (without extant planning permission) were automatically included in the site assessment process, there was no presumption that such sites will be carried forward into the new Local Plan. Those existing sites/locations for growth were subject to a 'fresh' assessment, and treated the same as any other site.

3.11. Promoters of existing site allocations/broad locations for growth were encouraged to make a site submission. Crucially, promoters were encouraged to demonstrate their site remains deliverable, and explain why it has not managed to secure planning permission since adoption of the Local Plan 2014. In the absence of up-to-date evidence that an existing site allocation/broad location for growth is available and deliverable, such sites are unlikely to be selected for allocation in the emerging Local Plan.

Sites with extant planning permission

3.12. Sites with extant planning permission, or where planning committee has resolved to grant planning permission¹⁴, have been determined to be suitable for development through the planning process. This approach secures the principle of development established through planning decisions in the event that planning permission lapses or an alternative proposal is submitted. Sites with extant planning permission for 5 or more units were included in the assessment. This initially included sites with extant planning permission at 01 April 2019, and has been periodically updated to include sites with permission at 01 April 2020 and 01 April 2021.

3.13. Unless evidence suggests otherwise, there is a general presumption that sites with planning permission will be suitable for allocation in the new Local Plan (where they exceed the threshold of 5 dwellings or 0.15 ha). In determining whether sites with extant planning permission are deliverable, the Council applies the definition of 'deliverable' set out in the NPPF. In summary, where a site is not major development or has detailed planning permission (e.g. full, reserved matters, prior notification), the site will be assumed to be deliverable.

3.14. Where a site has outline permission, or where planning committee has resolved to grant planning permission but a decision has not been issued, the promoter should supply evidence that the site is

¹² Paragraph: 018 Reference ID: 3-018-20190722

¹³ Paragraph: 019 Reference ID: 3-019-20190722

¹⁴ For example, where permission is granted subject to signing a s106 agreement.

deliverable, otherwise the site may not be allocated in the Local Plan due to uncertainty regarding delivery of the site.

- 3.15. If the council has evidence that a site has little prospect of being delivered in the plan period, for example where evidence suggests a site is not economically viable, or is constrained by some other factor such as lack of infrastructure capacity, the site will not be selected for allocation in the Local Plan.

General approach to site assessment

- 3.16. In summary, assessment of sites included the following stages:

- I. **Data collection** – To inform the site assessment process, data was collected using a range of methods, including:
 - a. Desktop analysis of sites using data already held by the Council or available in the public domain, including GIS analysis using the Council’s mapping system;
 - b. A ‘Technical Consultation’ through which service providers and public bodies were invited to comment on each site¹⁵;
 - c. A ‘Parish Council Consultation’, through which town and parish councils were invited to:
 - comment on each site suggested in their parish;
 - indicate whether they support the site (or not); and
 - rank each site in terms of preference.
 - d. New and updated evidence base studies prepared and commissioned by the Council;
 - e. Site visits to collect information about each site’s features and to improve understanding of the local context.
- II. **Scoring and analysis**– Using the data collected, each site has been scored against a number of assessment criteria (explained in sections 5 and 6).
- III. **Sustainability Appraisal** – the Council has subject all site submissions to a process of sustainability appraisal, utilising the scoring and analysis described in Part II. For full details of the Sustainability Objectives, see the Sustainability Appraisal Scoping Report¹⁶.

The Sustainability Appraisal is iterative and will be re-visited at each stage of preparing the Local Plan.
- IV. **Site Selection and Evaluation** – the Council has reviewed the results of the site assessment, findings of the Sustainability Appraisal and other evidence base documents, to identify a range of ‘growth options’. The Council’s ‘preferred option’ is presented in the Draft Local Plan.

¹⁵ The following organisations will be invited to take part in the technical consultation – Cambridgeshire County Council, Fenland District Council, Highways England, Historic England. NB: Bodies relating to water infrastructure and the water environment have been consulted as part of the WCS & SFRA projects.

¹⁶ Available at www.fenland.gov.uk/newlocalplan

Where a site conflicts with one or more of the **major** criteria (see section 5), it will likely render the site not suitable for allocation and will be rejected from the site assessment process and will not be allocated in the emerging Local Plan.

The various options identified through the evaluation process will be subject to Sustainability Appraisal, the results of which will inform the Council's selection of its preferred option.

Preferred sites are set out in the council's Draft Local Plan as site allocations, the Sites Evidence Report provides the justification for allocation or not.

Assumptions

3.17. Where a site submission proposing housing development did not indicate the site capacity (i.e. the number of dwellings the site could accommodate) the following assumptions were applied.

3.18. Firstly, a percentage was applied to the total site area (gross) to estimate the proportion of the site which might constitute 'developable land' (see Table 2). This provided an estimated 'net site area' value.

3.19. Where the site promoter did not indicate the site area, this was calculated using the Council's GIS mapping system. In estimating the net developable area for each site, it was assumed that the larger the site, the more associated infrastructure such as roads, open space and schools will be required, thereby reducing the proportion of the site available for residential development.

Table 2: Net Developable Area Assumptions

Site size	Gross to Net Development Ratio
Up to 0.4ha	100%
0.4 - 2ha	85%
2 – 5ha	75%
Over 5ha	65%

3.20. The Local Plan 2014 does not directly specify the density at which new developments should be built. However, the PPG states 'When assessing development potential, plan makers should seek to make the most efficient use of land in line with policies set out in the National Planning Policy Framework'¹⁷. The Council's Annual Monitoring report 2017/18 calculates that, on average, new development in Fenland is built to a density of 33 dwellings per hectare¹⁸. This value was applied to sites to calculate indicative site capacity.

3.21. To estimate indicative site capacity, the net site area will be multiplied by the 33 dwellings per ha density average. As a worked example, a site of 4 hectares would be estimated to deliver 99 dwellings.

¹⁷ Paragraph: 016 Reference ID: 3-016-20190722

¹⁸ See Fenland Monitoring Report 2017-18, Table 8 –(p14) available at: https://www.fenland.gov.uk/media/15572/Fenland-Monitoring-Report-2017-2018/pdf/Fenland_Monitoring_Report_2017-2018.pdf

Table 3: Worked example – estimating site capacity

Gross area (hectares)	4	<i>For illustrative purposes</i>
Developable area	3	Gross area * 75% (see Table 2)
Total dwellings	99	Developable area * 33 dwelling per hectare average

3.22. Where sites were taken forward as proposed allocations in the Draft Local Plan, dwelling capacity estimates were further revised through the process of drafting site-specific policies, taking into account constraints identified on-site.

Form B site submission

3.23. To ensure the process of submitting sites was straight-forward, respondents were encouraged to complete a short form, titled *Form B: Site Suggestion Form*, either on paper, electronically or online (see section 1)¹⁹.

3.24. The minimum threshold for site submissions was five dwellings, or a site area of 0.15 hectares (i.e. 5 dwellings at a dwelling density of 33 dwellings per hectare).

3.25. The Site Submission Form required site promoters to provide the following information:

- **Contact details of landowner, and where applicable, agent:** Personal contact details will be held on Council's database and managed in accordance with General Data Protection Regulations. Anonymous submissions will not be accepted.
- **Site name:** A distinct name to identify the site, usually referring to the site's location.
- **Site address:** The actual postal address of the site or where not available, an approximate address of the site, for example "land east of High Street".
- **Current use:** A summary of the site's current (or last known) use.
- **Site description:** Respondents description of the site and its characteristics.
- **Known constraints:** Details of any known constraints to development of the site, for example natural features, designations or infrastructure requirements.
- **Site area:** Total area of site in hectares
- **Planning app:** Where applicable, the reference number of any current or former planning application for the site.
- **Proposed use:** Main land uses being proposed on site, either housing, employment, retail or leisure, care home, Mobile Home park, Gypsy & Traveller pitches, or other use.
- **Summary of proposal:** A clear description of the proposed use of the site or development proposal.

¹⁹ Available at: <https://www.fenland.gov.uk/newlocalplan>

- **Total amount of built development proposed:** Units or floorspace of all proposed built development.

Where the proposed use of the site is dwellings, the site promoters estimate of the number of dwellings which the site can accommodate.

Where the site includes the provision of pitches for Gypsy & Travellers, the proposed number of pitches.

For proposed uses falling within use classes C1, C2 and C4 only, indicate the number of bedrooms to be delivered in the proposal description field.

For all non-residential uses, the amount of floorspace in square metres the proposal could deliver.

- **Developments involving development of dwellings:**
 - **Number of proposed dwellings -**
 - **Delivery 2020-25 (short term)** - Where the proposed use of the site is dwellings, site promoters estimate of the number of dwellings which their site will deliver in the next five years i.e. short term.
 - **Delivery 2025-30 (medium term)** - Where the proposed use of the site is dwellings, site promoters estimate of the number of dwellings which their site will deliver in the medium term.
 - **Delivery 2030-35 (long term)** - Where the proposed use of the site is dwellings, site promoters estimate of the number of dwellings which their site will deliver in the long term.
 - **Delivery 2035-40 (late plan period)** - Where the proposed use of the site is dwellings, site promoters estimate of the number of dwellings which their site will deliver in the last five years of the plan period.

3.26. Where shown in the site assessment reports (chapter X), individual site submissions provide the data source for the fields listed above.

3.27. In addition, site submissions were required to supply a site plan on a suitable Ordnance Survey map base at an appropriate scale, with the site's boundaries clearly shown. Site submissions not accompanied by a site plan, or with a site plan which is of a poor standard, will not be accepted.

Use classes

3.28. The current and proposed use of land or buildings were expressed in terms of the *Town and Country Planning (Use Classes) Order 1987 (as amended)*, and using the unit of measurement described in Table 4. However, since the Call for Sites exercises and during the time the site assessment was undertaken (and prior to the granting of planning permission for many committed

sites), significant reform of the Use Classes Order took place. Therefore, there is a degree of overlap between the 'old' and 'new' use classes systems.

Table 4: Former and current land uses and unit of measurement

Former Use Class	Current Use Class	Unit of measurement
Agriculture	Agriculture	Hectares
A1 Shops	Class E – Commercial, business and service	Square metres of floorspace
A2 Financial & professional services	Class E – Commercial, business and service	Square metres of floorspace
A3 Restaurants & cafes	Class E – Commercial, business and service	Square metres of floorspace
A4 Drinking establishments	Sui generis	Square metres of floorspace
A5 Hot food takeaways	Sui generis	Square metres of floorspace
B1a Office	Class E – Commercial, business and service	Square metres of floorspace
B1b Research & development	Class E – Commercial, business and service	Square metres of floorspace
B1c Light industry	Class E – Commercial, business and service	Square metres of floorspace
B2 General industrial	B2 General industrial	Square metres of floorspace
B8 Storage & distribution	B8 Storage & Distribution	Square metres of floorspace
C1 Hotels	C1 Hotels	Number of bedrooms
C2 Residential institutions	C2 Residential institutions	Number of bedrooms
C3 Dwellinghouses	C3 Dwellinghouses	Number of dwellings (units)
C4 Houses in multiple occupation	C4 Houses in multiple occupation	Number of bedrooms
D1 Non-residential institutions	Class E – Commercial, business and service	Square metres of floorspace
D2 Assembly and leisure	Class F.1 – Learning and non-residential institutions	Square metres of floorspace
Sui generis	Sui-generis	Square metres of floorspace
<p><i>In addition, site submissions were invited for the following development types:</i></p>		

Park Homes	Number of park homes (units)
Gypsy & Traveller Pitches	Number of pitches (units)
Moorings/Marina	Number of moorings (units)
Other	Square metres of floorspace

Use of personal data

- 3.29. Preparing a Local Plan follows an open and transparent process to provide fairness and accountability. Site submissions were therefore required to include personal data including names and contact information for landowners and agents. Anonymous submissions were not permitted.
- 3.30. The Council has a duty to manage personal data in accordance with the General Data Protection Regulations and Data Protection Act.
- 3.31. Personal data collected through the site submission form is held securely on the Council's database system for the duration of the Local Plan process, and will continue to be held for a period of challenge following adoption of the Local Plan, being managed in accordance with the Council's data protection policy.
- 3.32. No personal data is included in this SHELAA report.
- 3.33. Fenland District Council's data protection policy is available from the Council's website at: <https://www.fenland.gov.uk/privacy>

4. Assessment criteria

- 4.1. This section provides a summary of each of the Assessment Criteria and corresponding scoring matrices which the Council has applied in assessing sites. Each sites has been scored against the assessment criteria, the results of which are set out in a *site report* for each site. For details of the site reports, refer to section 7.
- 4.2. The assessment criteria have been selected as they are relevant to the objectives of local and national planning policies, are suitable for assessing impacts on important local features and resources, and reflect the availability of data. The assessment criteria are relevant to the Council's sustainability objectives and will inform the preparation of the sustainability appraisal.

Site Assessment Criteria

- 4.3. The assessment criteria address a wide range of factors to ensure relevant issues are taken into consideration. Where relevant, the assessment criteria have been informed by appropriate national policy and guidance.
- 4.4. The assessment criteria fall into two broad categories, either 'Major Criteria' or 'Minor Criteria':
- **Major criteria:** Relates to matters of critical importance. Where a site results in conflict with one or more major criterion, development of the site would likely result in significant harm to human health, the environment, or directly conflict with national planning policy or legislation. For example, high flood risk or incompatibility with national or county-level policy.
 - **Minor criteria:** Relates to important planning issues and policy objectives. Where a site conflicts with one or more minor criterion, there may be opportunity for the conflict to be resolved through applying management or mitigation measures. For example, where a site is located within a Conservation Area, the Local Plan could prescribe a higher standard of design quality for that site.

Scoring Matrices

- 4.5. Each site has been scored against the assessment criteria, based on the information collected during the 'data collection' stage (see para. 2.13).
- 4.6. For consistency, the assessment criteria have generally been scored using a five point matrix wherever possible. A sites' score against the criteria is represented by both a colour and a letter. Note that the letter and colour have the same value, but are intended to provide a clear and easy to understand scoring system for all users and devices / media. "A" / [bright green] is the highest (i.e. positive) score value, and "E" / [red] the lowest (i.e. negative/adverse). scoring value
- 4.7. The use of colour provides a fair and consistent comparison for a single topic across all sites and also gives the reader an initial clear visual understanding of how a site has scored. However, this may not be suitable for readers with colour blindness or visual impairment. Black and white printing would also render the colour score system useless. By also providing a letter overcomes these accessibility and printing issues, and enables data to be readily coded in the Council's database. However, the letter category is likely to be less intuitive in representing positive and negative values for many readers, hence the inclusion of both a colour and letter score of equal value.
- 4.8. There has been a deliberate decision to avoid using numbers in scoring sites, as the use of numbers implies a relative measure, which often does not exist when comparing economic, social and environmental variables; for example, that a value of 4 is exactly twice the value of 2 or that the social

benefit of having access to open space near one’s home is worth exactly twice that of creating an employment opportunity within walking distance of a development.

4.9. An example format of a typical scoring matrix is provided in table 4. In broad terms, if a site scores [red] / “E” it is considered that development could pose significant risk or result in harm, whereas if a site scores [bright green] / “A” it is considered that there is no risk and/or the site has the potential to bring about clear, economic, social or environmental benefits (depending on context).

Table 5: Example of typical scoring matrix

Theme: [Title]		Question: [Assessment question]
Score		Potential outcome
	A	Potential to deliver major economic, environmental or social benefits
	B	Potential to deliver minor economic, environmental or social benefits
	C	Either neutral impact or middle value
	D	Low risk of economic, environmental or social harm
	E	High risk of economic, environmental or social harm

Major Criteria

4.10. Major criteria relate to matters of critical importance. Sites which conflict with even a single major criterion could be rejected solely on this basis.

Assessment criterion 1 (Major) - Site availability

Data source: *Site Submission Form (Form B) / current planning status*

4.11. National policy places great importance on the ability to demonstrate a supply of specific available and deliverable sites. As noted by the Framework (para. 67), a purpose of the SHELAA is to provide strategic policy-making authorities with ‘a clear understanding of the land available in their area’. Assessment criterion 1 explores the availability of sites.

4.12. In addition, site availability is an important sustainability consideration. For example, sustainability appraisal objective (‘2.3 Help provide decent and affordable homes for all in appropriate locations’) depends on a supply of sites being available for development at the time new homes are needed.

4.13. Making a site submission shows intent on the part of a landowner to develop their site, confirming that a site is available for development. The site submission form probed this issue further through specific questions on the site promoter’s anticipated timetable for delivery, inviting the site promoter to complete a development trajectory. More broadly the site assessment process identifies various constraints with the potential to affect the delivery of development.

4.14. Regarding the availability of sites with existing consent, the PPG notes:

The existence of planning permission can be a good indication of the availability of sites. Sites meeting the definition of deliverable should be considered available unless evidence indicates otherwise. Sites without permission can be considered available within the first five years, further guidance to this is contained in the 5 year housing land supply guidance. Consideration can also

be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions²⁰.

- 4.15. The PPG continues ‘sites which do not involve major development with any form of permission and all sites with detailed permission should be considered achievable within the next 5 years’²¹. Therefore, sites with existing planning permission and sites promoting less than 10 dwellings have generally been assumed to be available for development in the short term, unless evidence indicates otherwise.
- 4.16. In assessing the availability of sites, the Council has therefore taken into consideration the information provided through the site submission forms, along with the guidance set out in the PPG and the Framework’s definition of deliverable.
- 4.17. Sites which are available in the immediate and short term, and thereby enabling the Council to meet the need for new homes in the five year period, are scored more positively than sites which will not become available for several years. However, as indicated by the PPG, the Council may also give consideration to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.
- 4.18. It is important to note that a supply of sites over the mid and late stages of the plan period is required. Therefore, where a site is not immediately available, it does not mean the site should not be allocated. However, the Council will need to carefully consider the implication on its land supply and development trajectory.
- 4.19. Where it becomes known that a site is no longer available for development within the plan period, it will be rejected and will not be allocated in the Local Plan. For example, a landowner may wish to withdraw their site from the Local Plan process which could, in theory, occur at any time.
- 4.20. Assessment criterion ‘1. Site Availability’ has been scored in line with the following scoring matrix (Table 6).

Table 6: Scoring matrix – 1. Site availability

1. Site Availability		When will site be available for development?
Score		Potential outcome
	A	Available for development in short term (0 - 5 years)
	B	Available for development in medium term (6 - 10 years)
	C	Available for development in long term (11 – 15 years)
	D	Available for development in late plan period (16 years +)
	E	Site unavailable for development

²⁰ Paragraph: 019 Reference ID: 3-019-20190722

²¹ Paragraph: 014 Reference ID: 3-014-20190722

Assessment criterion 2 (Major) - Minerals and Waste

Data source: Spatial analysis of Minerals and Waste policy designations and consultation with Cambridgeshire County Council

- 4.21. The Cambridgeshire & Peterborough Minerals & Waste Local Plan forms a part of Fenland's Development Plan. The plan provides a strategy for the long term management of minerals resources and waste facilities. It identifies certain resources for protection to avoid the county's finite mineral resources being unknowingly or unnecessarily sterilised.
- 4.22. The effects on minerals policies and waste treatment facilities are important sustainability considerations. For example, working of minerals resources forms an important part of the local economy (see sustainability appraisal objective '2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy'); and utilising local minerals resources during construction can lessen the environmental impacts associated with imports (see 9.2 Support the use of locally sourced materials in all new developments). Compatibility and potential conflict with minerals and waste resources and policies are relevant consideration in assessing site suitability.
- 4.23. The Local Plan team undertook GIS analysis of site submissions to identify sites which intersect:
- Features and resources related to Cambridgeshire County Council's minerals and waste functions, such as mineral deposits, and safeguarding and consultation areas;
 - Policy designations identified by the adopted Cambridgeshire and Peterborough Minerals and Waste Development Plan (2021).
- 4.24. Cambridgeshire County Council's Minerals and Waste team were presented with this data and invited to comment on individual sites during the consultation with technical stakeholders (Feb – March 2020).
- 4.25. Due to the nature of the response, no specific scoring matrix has been applied. However, where a site is in direct conflict with a minerals or waste policy, it would be possible to reject a site on this basis. Sites which do not conflict with a minerals or waste policy designation are favourable to sites which result in potential conflict.
- 4.26. This information is presented in the site reports (at section 8) as assessment criterion 2, as follows:
- **2.(i) Min. + Waste Team comments:** Presents comments received from Cambridgeshire County Council's Minerals and Waste Team. Where the report field is blank, no response was received.
 - **2.(ii) Intrsects Min. + Waste resource:** Details of any minerals and waste features or resources present on site, such as mineral deposits (e.g. sand and gravel), or consultation or safeguarding areas for minerals, waste, water treatment or transport, identified through GIS analysis and confirmed through consultation with Minerals and Waste Team. Where report field is blank, no resources identified on site.
 - **2.(iii) Min. and Waste policy area:** Details of Minerals and Waste policy designations intersected by the site, as identified by the adopted Cambridgeshire and Peterborough Minerals and Waste Development Plan (2011). Policy areas were identified through GIS analysis and confirmed through consultation with Minerals and Waste Team. Where report field is blank, site does not intersect Minerals and Waste policy designation.

Assessment criterion 3 (Major) – Flood Risk

Data source: *Spatial analysis of various Environment Agency spatial datasets; Flood Risk vulnerability classification*

- 4.27. The National Planning Policy Framework places great importance on addressing flood risk through the planning system. The Framework (para. 159) is clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk - whether existing risk, or vulnerability to increased flood risk in the future as a result of climate change.
- 4.28. Due to its low-lying, flat topography, many areas of Fenland are at a high risk from flooding. Therefore, whilst minimising flood risk is a national priority, it is also a significant local issue.
- 4.29. Flood risk is an important sustainability issue. Sustainability appraisal objectives 5.1 and 5.2 seek to 'Limit or reduce vulnerability to the effects of climate change' and 'Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources'.
- 4.30. National policy requires all plans to apply a sequential, risk-based approach to the location of development, which steers new development to areas with the lowest risk of flooding. National Policy states development should not be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
- 4.31. Similarly, the Council's approach to site assessment and selection is to direct new development to areas of lowest flood risk. Sites of lowest risk from flooding have been scored favourably, and sites which conflict with national policy as a result of flood risk have been rejected.
- 4.32. The Council has commissioned a Strategic Flood Risk Assessment (SFRA) to explore flooding issues in detail. The SFRA should therefore be read alongside this SHELAA report, and has further informed the selection of sites for inclusion in the Local Plan.

Flood Zones

- 4.33. Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. These issues are explored through the SFRA. The Flood Zones are described by Planning Practice Guidance, as follows²²:

²² <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones>

Table 7: Flood Zone definitions

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Flood Risk Vulnerability Classification

4.34. The planning practice guidance²³ classifies different land uses based on their vulnerability in a flood event, as follows:

Flood Risk Vulnerability Classification

Essential infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood.
- Wind turbines.

Highly vulnerable

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that

²³ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification>

require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

Water-compatible development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan

Flood risk vulnerability and flood zone ‘compatibility’

4.35. National planning practice guidance shows differing land uses are compatible with different flood zones, depending on their vulnerability to flooding²⁴.

Table 8: Flood risk vulnerability classification and Flood Zone compatibility

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓

✓ Development is appropriate

✗ Development should not be permitted

Assessment criterion 3 - Flood Risk Vulnerability Classification

4.36. Assessment criterion ‘**3. Flood Risk – Vulnerability**’ identifies each site’s vulnerability to flood risk using the ‘Flood Risk Vulnerability Classification’ described in national planning practice guidance, and based on the main proposed use of the site as indicated by the site submission (e.g. proposed use from the Site Submission Form (Form B)).

Assessment criterion 3a. Flood Zone

4.37. The area of each site located in the different flood zones has been calculated through GIS analysis of the Environment Agency’s flood zone data for Flood Zones 1, 2 and 3.

4.38. To aid understanding, this data was summarised into a simple metric, as assessment criterion ‘**3a. Flood Zone**’, to provide each site with a clear score, classifying each site in terms of the flood zone which covers the majority (i.e. more than 50%) of the site area, the vulnerability classification for the proposed use, and the compatibility of the proposed use with the Flood Zone, as per the scoring matrix set out in Table 9.

²⁴ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/575184/Table_3_-_Flood_risk_vulnerability_and_flood_zone_compatibility_.pdf

Table 9: Scoring matrix – Flood Zone

3a. Flood Zone		Which Flood Zone is the site mainly located in?		
Score		Potential outcome		
		Highly vulnerable uses - e.g. Caravans, mobile homes and park homes.	More vulnerable uses - e.g. Dwellings, care homes, pubs, hotels, health services and schools.	Less vulnerable uses - e.g. shops, restaurants, cafes, takeaways, offices, general industry, storage & distribution, and leisure.
	A	100% of site area in Zone 1	100% of site area in Zone 1	100% of site area in Zone 1
	B	>50% of site area in Zone 1	>50% of site area in Zone 1	>50% of site area in Zone 1
	C	N/a	>50% of site area in Zone 2	>50% of site area in Zone 2
	D	>50% of site area in Zone 2 - EXCEPTION TEST REQUIRED	N/a	N/a
	E	>50% of site area in Zone 3 - INCOMPATIBLE	>50% of site area in Zone 3- EXCEPTION TEST where 3a or INCOMPATIBLE where 3b	>50% of site area in Zone 3- INCOMPATIBLE where 3b
	N/a	Multiple zones (no majority in single zone) - see SFRA		
	A	Proposed use is 'water compatible'		

4.39. This score is provided for the sake of providing an easy-to-understand metric and does not replace the findings of the SFRA. In preparing the Draft Local Plan, the Council has had regard to the wider findings of the SFRA. For example, where it is necessary to allocate sites with significant areas of flood risk, these will be subject to a SFRA 'level 2' assessment to provide greater understanding of a site's flood risk.

4.40. The percentage of each site's area located in Flood Zones 1 to 3 is shown in the following assessment criteria:

- **3a.(ii) Site area in FZ1:** Percent of site area in Flood Zone 1;
- **3a.(iii) Site area in FZ2:** Percent of site area in Flood Zone 2; and
- **3a.(iv) Site area in FZ3:** Percent of site area in Flood Zone 3.

4.41. The Environment Agency's spatial Flood Zone data does not show the area in Flood Zones 3a and 3b, therefore it has not been possible to provide a separate scoring for these sub-zones. Such issues can be explored through the SFRA.

4.42. In some instances, there is no single flood zone covering the majority of the site area, therefore the site is scored 'N/a'. In such cases it is necessary to refer to the SFRA.

Assessment criterion 3b – Risk of Flooding from Surface Water Suitability

4.43. The area of each site at risk from surface water flooding was calculated through GIS analysis of the Environment Agency's 'Risk of Flooding Surface Water' Survey data²⁵. The risk from surface water flooding was calculated based on the probability of a sites flood risk in a 30 year, 100 year and 1,000 year flood event.

4.44. Each site has been scored based on its risk from surface water flooding, as criterion '**3b.(i) Surface Water Flood Risk**'. Due to its complex nature, the data has been generalised and should therefore be read alongside the SFRA. Where a site has 0% risk of surface water flooding in any event (1 in 30 year / 100 year / 1,000 year), the site has been scored "A" / [bright green]. For all other sites, the SFRA should be consulted.

4.45. The percent of a site's area at risk from surface water flooding has been calculated, and is presented in the following assessment criteria:

- **3b.(ii) 1 in 30yr event (area)**: Percent of site area at risk from surface water flooding in a 1 in 30 year flood event.
- **3b.(iii) 1 in 100yr event (area)**: Percent of site area at risk from surface water flooding in a 1 in 100 year flood event.
- **3b.(iv) 1 in 1000yr event (area)**: Percent of site area at risk from surface water flooding in a 1 in 1,000 year flood event.

Assessment criterion 3c. - Historic Flood Map

4.46. Sites which intersect the Environment Agency's Historic Flood Map data²⁶ were identified through GIS analysis, and the percentage of the site area affected was calculated. The data is presented in the site reports as follows:

- **3c.(i) Intersects Historic Flood Map**: Indicates if (yes/no) site intersects the Historic Flood Map.
- **3c.(ii) Area intersected by Historic Flood Map**: Indicates percent of site area which intersects Historic Flood Map.

4.47. No specific scoring matrix is applied to these criteria. However, where a site has a history of flooding, this can be explored in greater detail through the SFRA.

Groundwater Protection Zones

4.48. There are no Groundwater Protection Zones in Fenland; therefore no sites are expected to affect GPZ's.

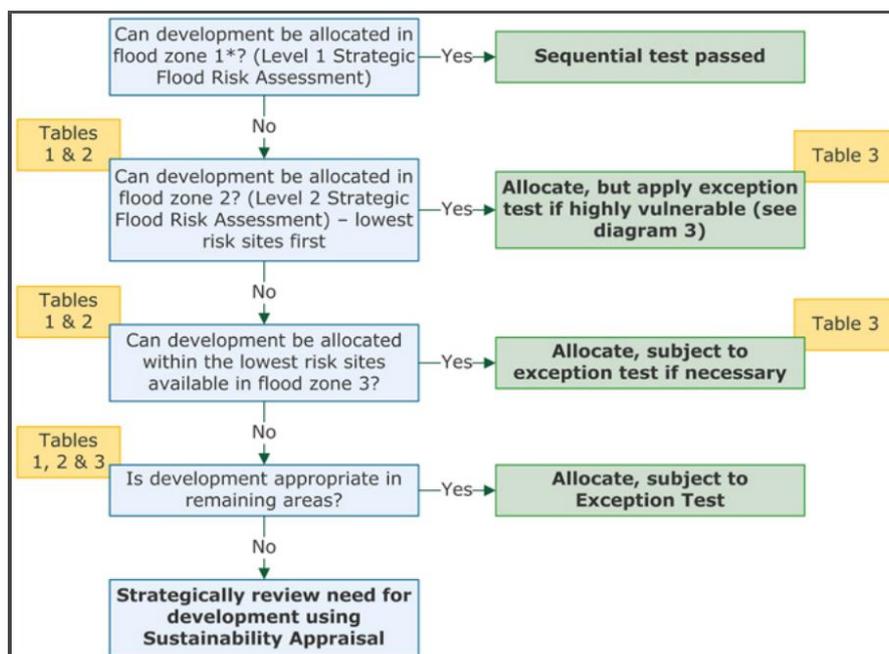
Sequential Test

4.49. In selecting sites, the Council has applied a sequential approach, as required by national policy and guidance, favouring sites of lowest risk of flooding. The following diagram illustrates how the Sequential Test is applied to Local Plan preparation.

²⁵ Available at: <https://data.gov.uk/dataset/d5ca01ec-e535-4d3f-adc0-089b4f03687d/risk-of-flooding-from-surface-water-suitability>

²⁶ Available at: <https://data.gov.uk/dataset/76292bec-7d8b-43e8-9c98-02734fd89c81/historic-flood-map>

Figure 2: Application of the Sequential Test to Local Plan Preparation



4.50. Where it is not possible to allocate all development in Flood Zone 1, only then may sites in Flood Zone 2 be considered for allocation. Only where development cannot be accommodated in Flood Zones 1 and 2 have sites in Flood Zone 3 been considered. The Exception Test will also be applied as appropriate.

4.51. The scoring matrix identifies in criterion '**3a. Flood Zones**' has enabled the identification of sites which must be subject to the Exception Test. Where a site's proposed use is incompatible with the flood zone, or does not pass the Exception Test, it has been deemed 'not suitable' by the SHELAA.

4.52. Certain developments are classified as water compatible and are compatible with any flood zone. For example, outdoor sports and recreation and marinas are forms of water-compatible development.

4.53. For sites with a greater risk from flooding, but which may be suitable for allocation, the Council has commissioned a 'level 2' SFRA to gain a greater understanding of how flood risk affects the site. For example, this could include sites in Flood Zone 1, but where risk of surface water flooding is identified on site.

Assessment criterion 4 (Major) – Proximity to hazardous apparatus and utilities infrastructure

Data source: *Spatial analysis of hazardous apparatus spatial data*

Criterion 4.(i) Prox. to hazardous apparatus

4.54. Sustainability appraisal objective 1.2 seeks to ensure ‘...all groups thrive in safe environments’. To ensure residents of new development are not exposed to risk from hazardous apparatus, GIS analysis was undertaken to identify the proximity of sites to ‘hazardous apparatus’, including:

- Health and Safety Executive’s Consultation Distance around major hazard sites, including Wisbech GC Station, Corsair Toiletries, and H L Hutchinsons Ltd; and
- Gas pipelines, including a buffer.

4.55. Criterion ‘**4.(i) Prox. to hazardous apparatus**’ scores each site, based on whether the site intersects the Consultation Distance of a Major Hazard Site, or intersects the buffer of a gas pipeline.

4.56. Sites are scored either:

- A - Does not intersect the Consultation Distance of hazardous apparatus; or intersects Consultation Dist. but HSE does not advise against development; or
- E - Site intersects the Consultation Distance and the HSE advises against development.

4.57. Where the site does not intersect the consultation distance or pipeline buffer, or where the HSE does not advise against development, the site has been scored “A” / [bright green].

Table 10: Scoring matrix – Proximity to hazardous apparatus and HSE advice

4. Proximity to hazardous apparatus and HSE advice		Does the site intersect the CD and does the HSE advise against development?
Score		Potential outcome
A	A	The site does not intersect the Consultation Distance of hazardous apparatus; or the site intersect the Consultation Distance but the HSE does not advise against development
B	B	N/a
C	C	N/a
D	D	N/a
E	E	The site intersects the Consultation Distance and the HSE advises against development.

Assessment criterion 4.(ii) Intersects HSE Consultation Distance and Criterion 4.(iii) Intersects gas pipeline gas pipeline buffer

4.58. Related to the scoring in 4.(i), criterion ‘**4.(ii) Intersects HSE Consultation Distance**’ and criterion ‘**4.(iii) Intersects gas pipeline buffer**’ identifies with either ‘yes’ or ‘no’ those sites where all or part of the site intersects the Consultation Distance or pipeline buffer, respectively.

Assessment criterion 4.(iv) Overhead line on site and Criterion 4.(v) Pylon/tower on site

- 4.59. GIS analysis of National Grid data was undertaken to identify sites intersected by overhead lines, substations, and electricity pylons/towers.
- 4.60. The results of this analysis is shown in criterion '**4.(iv) Overhead line on site**' and criterion '**4.(v) Pylon/tower on site**'. There were no sites with electricity substations intersecting the site.
- 4.61. These criteria are included for the purpose of identifying potential constraints, but do not necessarily preclude development of a site, and no specific score has been applied. Where sites which are otherwise potentially suitable for allocation are intersected by such features, the Council will consult National Grid.

Assessment criterion 5 (Major) – Proximity to internationally / nationally important habitats

Data source: *Spatial analysis of designated sites spatial data*

- 4.62. Internationally and nationally important wildlife sites, including SPAs/SACs, Ramsar and SSSIs are afforded protection by national policy and legislation. Designated sites in Fenland are listed in the SA Scoping Report²⁷.
- 4.63. In addition, sustainability appraisal object 6.3 and 6.4 seek to ‘minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species’ and ‘achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change’.
- 4.64. There are no National Nature Reserves, Areas of Outstanding Natural Beauty or Local Geological Sites in Fenland.
- 4.65. All sites were assessed to determine their proximity to internationally and nationally important wildlife sites through desktop analysis, and scored as per the scoring matrix set out in Table 11, and shown in the sites reports as criterion **‘5. Proximity to designated sites’**.

Table 11: Scoring matrix – Proximity to Internationally / Nationally important habitats

5. European / nationally important sites		Is the site located in proximity of an International / Nationally important habitats?
Score		Potential outcome
	A	More than 5km from the site
	B	2.01km – 5km from the site
	C	501m – 2km from the site
	D	Within 500m of site
	E	Within site

- 4.66. To protect designated sites from the impacts of development (for example, harm from visitor disturbance), the scoring matrix scores sites favourably where they are located furthest from designated sites. Any site intersecting an area designated as being of International or National Importance would be rejected on this basis. However, there were no instances of a site intersecting an internationally / nationally important habitat.
- 4.67. This proximity-based approach is somewhat simplistic, and is intended principally to ‘raise a flag’ where a proposed site may directly conflict with a designated habitat site. The individual and cumulative effects of sites have been examined through the Habitats Regulation Assessment Report (Appropriate Assessment). The HRA report has inform the selection of sites and formulation of policies, including mitigating impacts on biodiversity or habitats.
- 4.68. Further issues relating to local sites of ecology and biodiversity are discussed at criterion 16.

²⁷ [https://www.fenland.gov.uk/media/16025/Sustainability-Appraisal-Scoping-Report-October-2019/pdf/Sustainability Appraisal Scoping Report October 2019.pdf](https://www.fenland.gov.uk/media/16025/Sustainability-Appraisal-Scoping-Report-October-2019/pdf/Sustainability%20Appraisal%20Scoping%20Report%20October%202019.pdf)

Minor criteria

4.69. 'Minor criteria' relate to a wide range of planning issues and help to determine whether a site should be taken forward as an allocation in the plan.

Locational strategy

Criterion 6 - Settlement hierarchy

Data source: Spatial analysis of site location and Settlement Hierarchy Report

4.70. The Draft Local Plan has reviewed the "settlement hierarchy", following consultation at the "Issues and Options" stage.

4.71. The settlement hierarchy ranks settlements, taking account of their population size and range of services and facilities and is a relevant consideration in formulating the Local Plan's growth strategy.

4.72. Generally, higher order settlements provide the most sustainable locations for growth, due to the greater access services and facilities they offer. Conversely, development in the open countryside will likely have poorer access to services and facilities, and the greatest potential for environmental harm (to be explored through other assessment criteria). Consequently, sites in higher order settlement are scored the most favourably.

4.73. The settlement hierarchy is therefore relevant to sustainability appraisal objectives 1.2 and 3.1 which seek to 'Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments' and 'Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.'

4.74. Following desktop analysis of their location, sites were scored against this criterion '**6. Settlement Hierarchy**' as per the scoring matrix in Table 12.

Table 12: Scoring matrix – Settlement hierarchy

6. Settlement type	Is the site located within or adjoining* an existing settlement?
Score	Potential outcome
A	Market Town
B	Large Village
C	Medium Village
D	Small Village A or Small Village B
E	Open countryside

*'adjoining' means the site is immediately adjacent to the built area of the settlement and is not disconnected by extensive undeveloped land.

Planning Status

Criterion 7 – Planning history

Data source: *Site Submission Form (Form B) / spatial analysis of planning application data*

- 4.75. A site's 'planning history' i.e. planning applications which have been previously determined on site are a relevant and material consideration. For example, a previous decision may have identified issues or constraints affecting the site's suitability. If a site has previously been granted permission in the recent past, there is a strong likelihood it may receive approval for a similar proposal in the future.
- 4.76. The Site Submission Form (Form B) required site promoters to provide details of any relevant planning applications relating to their site. This information has been incorporated into the site reports as criterion '**7.(i) Planning History (Form B)**'.
- 4.77. Where the site is allocated / identified as a Broad Location for Growth by the Fenland Local Plan 2014, the relevant policy reference is provided at criterion 7.
- 4.78. In addition, spatial analysis of the Council's planning application data was undertaken to identify relevant planning history for the site. Criterion '**7.(ii) Planning History Search**' shows the results of this analysis. Due to the large volume of data, planning history search was limited to applications determined since 2010.
- 4.79. No specific scoring system is attributed to a site's planning history. In most cases, this information will simply be informative about previous decisions on the site. The determination of previous applications on a site in some instances is a relevant factor in identifying a site's suitability, especially where the site currently benefits from extant planning permission.
- 4.80. However, where the Council's records suggest the site is not economically viable, this weighs heavily against the site unless the site promoter has provided new evidence to counter this.
- 4.81. The Council automatically included all sites with planning permission for major development in the site assessment process, as these sites have already been determined to be suitable for development through the planning process.

Travel & transport

Assessment criteria 8a & 8b –Local roads

Data source: *Consultation with Cambridgeshire County Council*

4.82. The purpose of the criteria 8a and 8b is to determine if a site is (or can be made) accessible to all users in terms of its connections to the local highway network. In addition to motor vehicle use, this is also an important consideration in ensuring sites can make best use of sustainable transport, and is relevant in assessing sustainability impacts in relations to objectives 3.1 and 3.2 – ‘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’ and ‘Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability’.

4.83. During the technical sites consultation with key stakeholders Cambridgeshire County Council’s Highways Team identified, as criterion **‘8a. Local road impacts’**, site’s impacts on local roads using the scoring matrix at Table 13.

Table 13: Scoring matrix – Local road impact

8a. Local road impact		Will the site impact on the highway network?
Score		Potential outcome
	A	No objection with minor mitigation measures
	B	No objection with moderate mitigation measures
	C	No objections subject to reasonable mitigation measures
	D	Major infrastructure required to off-set safety or acquisition of third party land
	E	Insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable

4.84. In addition, the Highways Team provided comments and professional advice regarding the safety and suitability of site’s accessibility, as criterion **‘8b. Transport team comments’**.

4.85. As illustrated in the scoring matrix, sites receiving no objection from the Highways Team and requiring fewer mitigation measures were scored more favourably.

4.86. Conversely, sites with insurmountable safety issues, or where the cost of mitigation measures is likely to render the scheme not viable, are unlikely to be considered suitable for development - unless the site promoter can demonstrate that safe access for all users can be achieved.

Assessment criteria 9a & 9b – Strategic Road Network

Data source: *None, at present*

- 4.87. Similar to local road impacts, the strategic road network plays an important function in ensuring safety and accessibility. In addition, the strategic road network is especially important to the local economy through enabling the movement of goods and services, locally and nationally (see sustainability appraisal objective '2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy').
- 4.88. Highways England was invited to score each site using the following scoring matrix, and to provide comments on impacts relating to the strategic road network as criteria '**9a. Strategic Road Network Impacts**' and '**9b. Highways England comments**'.
- 4.89. However, at time of writing no response has been received from Highways England. Therefore, at this stage, the site report fields remain blank.

Table 11: Scoring matrix – Strategic road network

9a. Strategic road network		Will the site impact on the strategic road network?
Score		Potential outcome
	A	No objection with minor mitigation measures
	B	No objection with moderate mitigation measures
	C	No objections subject to reasonable mitigation measures
	D	Major infrastructure required to off-set safety or acquisition of third party land
	E	Insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable

- 4.90. The Council will continue to work with FDC's Transport Development Manager and Cambridgeshire County Council (and other stakeholders as appropriate), to identify the potential effects of Fenland's growth strategy on the strategic road network. Transport issues relating to future growth are currently being assessed through the *Local Plan Transport Assessment* which is currently being prepared.

Assessment criteria 10a & 10b – Public Rights of Way

Data source: *Consultation with Cambridgeshire County Council*

- 4.91. Public Rights of Way (PROW) enable vital access to the countryside and often provide opportunities for a range of leisure activities, such as walking, cycling and horse-riding. The PROW network therefore provides a significant opportunity to enhance the sustainability of sites, and is relevant to sustainability appraisal objective 1.3 – 'Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places'.

- 4.92. PROW also play a role in encouraging walking and cycling (see sustainability appraisal 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’) and improve connectivity and permeability (see sustainability appraisal objective 3.2 – ‘Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability’).
- 4.93. The need to deliver improvements to the network of PROWs was a common theme raised during the Issues & Options consultation, reaffirming the importance of this assessment criterion.
- 4.94. Cambridgeshire County Council’s Public Rights of Way Team provided an assessment of sites, as criterion ‘**10a. PROW Opportunities**’, and scored each site’s opportunities in relation to the public rights of way network using the matrix in table 14.

Table 14: Scoring matrix - Public Rights of Way

10a. Public Rights of Way		Is the site likely to affect Public Rights of Way (PROW)?
Score		Potential outcome
	A	Opportunities to connect to multiple nearby PROW within the site boundary – including at least one Bridleway
	B	Opportunities to connect to multiple nearby PROW within the site boundary
	C	Opportunities to connect to nearby PROW within the site boundary
	D	Opportunities to connect to nearby PROWs outside the site boundary
	E	No PROW connection opportunities

- 4.95. As illustrated in the scoring matrix, sites with opportunities to access public rights of way have been scored more favourably than sites which do not have such opportunity.
- 4.96. The PROW team also provided comments and professional advice regarding site’s relation to PROW as criterion ‘**10b. PROW Team comments**’.

Access to services

Proximity to services

4.97. Providing good access to services is important in ensuring the sustainability of developments. Locating development in locations which are accessible to services and facilities is vital to residents' quality of life, and in reducing the need to travel by private car. Locating new development close to existing facilities can also help to generate investment for those facilities. Determining proximity to local services and facilities is therefore relevant to the following sustainability appraisal objectives:

- 1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments;
- 2.1 Help people gain access to a range of employment and training opportunities;
- 2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy; and
- 3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

4.98. The assessment criterion assesses each site in terms of its proximity to a range of day-to-day services and employment. Sites in close proximity of services and facilities are considered more sustainable and have been scored favourably in the site assessment.

4.99. The distance from each site to different local services and facilities has been calculated through spatial analysis, including:

- Public transport
- Medical services
- Shops providing basic goods to meet day-to-day needs
- Primary schools
- Secondary schools
- Employment

4.100. Sites have been assigned a score based on their proximity to services in increments of 400m, i.e. the approximate distance covered in a 5 minute walk, as set out in the scoring matrix in Table 15.

Table 15: Proximity to [services]

11a,b,c,d,e,f		Does the site have good access to [services]?
Score		Potential outcome
	A	Less than 5 min walk (< 400m)
	B	Less than 10 min walk (< 800m)
	C	Less than 15 min walk (< 1,200m)
	D	Less than 20 min walk (< 1,600m)
	E	Greater than 20 min walk (>1,600m)

4.101. It should be noted that the spatial analysis measured distances as a straight line, and did not calculate the actual distance along the public highway network.

Assessment criteria 11a.(i) Proximity to public transport and 11a.(ii) Bus stops and rail stations within 400m

Data source: Spatial analysis of NaPTAN data

4.102. Using the Department for Transport's *National Public Transport Access Nodes* (NaPTAN) data, the distance from each site to 'transport access nodes' (i.e. bus stops and rail stations) was calculated and analysed.

4.103. Criterion '**11a.(i) Proximity to public transport**' scores each site based on its approximate walking distance to bus stops / rail stations. It should be noted that the criterion assessed only *proximity* to stops and did not take into account the frequency of bus services.

4.104. Where a site is within 400m of one or more transport access nodes (i.e. scored 'A' at 11a.(i)), criterion '**11a.(ii) Bus stops / rail in 5 min walk**' lists the location of those stops/stations.

4.105. Due to the large size of this data set, bus/rail stops beyond 400m are not listed in the sites reports.

Assessment criteria 11b.(i) Proximity to medical services and 11b.(ii)-(v) medical services within 'x' min walk

Data source: Spatial analysis of medical centres address point data

4.106. The location of medical centres / GP surgeries and hospitals within Fenland district were identified from address point data and an internet search. The following medical services were identified:

- Doddington Surgery
- Doddington Hospital
- Manea Surgery
- Wimblington Surgery
- Parson Drove Surgery
- North Brink Practice (Wisbech)
- Clarkson Surgery (Wisbech)
- Trinity Surgery (Wisbech)
- North Cambs Hospital (Wisbech)
- Cornerstone Practice (March)
- Mercheford House (March)
- Riverside Practice (March)
- George Clare Surgery (Chatteris)
- New Queen Street Surgery (Whittlesey)
- Jenner Health Centre (Whittlesey)

4.107. The distances from each site to the medical services above was calculated through spatial analysis. Criterion '**11b.(i) Proximity to medical services**' provides a score for each site according to its proximity to medical services and the matrix in table 15.

4.108. Criteria 11b.(ii) to 11b.(v) lists the names of medical services located within increments of 400m or 5 minutes' walk of the site:

- **11b.(ii) Medical services in 5 min walk** – i.e. medical services within 400m of site;
- **11b.(iii) Medical services 5-10 min walk** – i.e. medical services 400m – 800m of site;
- **11b.(iv) Medical services 10-15 min walk** – i.e. medical services 800m – 1,200m of site;
- **11b.(v) Medical services 15-20 min walk** – i.e. medical services 1,200m – 1,600m of site;

4.109. Where any of (ii)-(v) are blank, there are no medical services within this distance threshold.

Assessment criteria 11c.(i) Proximity to shops and 11c.(ii)-(v) shops within 'x' mins walk

Data source: *Spatial analysis of shops address point data*

4.110. The locations of shops providing basic goods to meet day-to-day needs were identified from analysis of address point data and an internet search. Such shops include newsagents, convenience stores, grocery shops and supermarkets i.e. as a minimum providing basic food items (for example, bread, milk, etc.) and sundries (for example, newspapers, postage stamps, etc.).

4.111. From this analysis, the following shops were identified:

- ALDI, Aldi Stores Limited North End Wisbech Cambridgeshire PE13 1NX
- Aldi, 99 Bridge Street Chatteris Cambridgeshire PE16 6AZ
- Applegreen Petrogas, 22 West Park Street Chatteris Cambridgeshire PE16 6AJ
- ASDA, Asda Stores Limited North End Wisbech Cambridgeshire PE13 1PE
- Baltika, 22 High Street Wisbech Cambridgeshire PE13 1DE
- Benwick Village Stores, 35 High Street Benwick March Cambridgeshire PE15 0XA
- Bilsa Premier Convenience Store, High Road Wisbech St Mary Wisbech Cambridgeshire PE13 4RQ
- Chatteris Off Licence, 1 Wenny Road Chatteris Cambridgeshire PE16 6UT
- Co Operative Foodstore, 53 Badgeney Road March Cambridgeshire PE15 9AT
- Convenience Store, 19 Ellingham Avenue March Cambridgeshire PE15 9TA
- Co-op, 14 West End Whittlesey Cambridgeshire PE7 1HR
- Doddington Newsagents, 30 High Street Doddington March Cambridgeshire PE15 0TH
- Euro Star, 1 Falcon Road Wisbech Cambridgeshire PE13 1AU
- Europa, 25A Broad Street March Cambridgeshire PE15 8TP
- Family Shopper, 9 High Street March Cambridgeshire PE15 9JA
- FARMFOODS, 4 Sandown Road Wisbech Cambridgeshire PE14 0SL
- Five Stars Local, 2 Quaker Lane Wisbech Cambridgeshire PE13 2JQ
- Heron Foods, 21 Broad Street March Cambridgeshire PE15 8TS
- Iceland, 2 Cromwell Retail Park Sandown Road Wisbech Cambridgeshire PE14 0SW
- ICELAND, 53 - 57 High Street March Cambridgeshire PE15 9JJ
- Jacks, Fenland Way Chatteris Cambridgeshire PE16 6RT
- Leverington Stores, Jallis Church End Leverington Wisbech Cambridgeshire PE13 5DD
- Lidl, Great Britain Limited Cromwell Road Wisbech Cambridgeshire PE14 0RG
- Lidl, Dartford Road March Cambridgeshire PE15 8AN
- Londis, 3 Birch Grove Elm Wisbech PE14 0AP
- Londis, 83 High Road Gorefield Wisbech Cambridgeshire PE13 4PG
- Londis, 33 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1NJ
- London Road Stores, 64A London Road Chatteris Cambridgeshire PE16 6LS
- Mace Shop, Luxmy Service Station Wimblington Road March Cambridgeshire PE15 9PZ
- March Service Station, 132 - 136 Station Road March Cambridgeshire PE15 8NH
- Marco Store, 25 Norfolk Street Wisbech Cambridgeshire PE13 2LF
- Morrisons, 46 Elm High Street, Wisbech PE14 0DQ
- Morrisons, Bellona Dr, Peterbrough PE2 8GP
- NISA, 4 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA
- Nisa, 20 High Street Chatteris Cambridgeshire PE16 6BG
- Nisa Local Store, 58 - 60 Victory Avenue Whittlesey Peterborough Cambridgeshire PE7 1XU

- Nisalocal, 5 Park Street Chatteris Cambridgeshire PE16 6AB
- One Stop, 41B High Street Doddington March Cambridgeshire PE15 0TH
- One Stop, 1 Park Road Manea March PE15 0LL
- One Stop Stores, 5 Kirkgate Street Wisbech Cambridgeshire PE13 3QR
- ONE STOP STORES, 123 Maple Grove March Cambridgeshire PE15 8JP
- One Stop Stores, 39 The Causeway March Cambridgeshire PE15 9NU
- Parson Drove Post Office, 7 The Bank Parson Drove Wisbech Cambridgeshire PE13 4JD
- Pasikonik, 26 - 27 High Street Wisbech Cambridgeshire PE13 1DE
- Post Office Stores, Well End Friday Bridge Wisbech Cambridgeshire PE14 0HG
- Premier, 62 St Peters Road March Cambridgeshire PE15 9NA
- Premier Shop, Wimblington Post Office 2 Norfolk Street Wimblington March Cambridgeshire PE15 0QA
- Raminta, 4 - 5 Falcon Road Wisbech Cambridgeshire PE13 1AU
- S And S News, 9 North Street Wisbech Cambridgeshire PE13 1NP
- Sainsburys Supermarkets Ltd, Mill View March Cambridgeshire PE15 8SY
- Spar, 121 - 122 South Green Coates Peterborough Cambridgeshire PE7 2BL
- Spar, DELPH SERVICE STATION East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH
- Spar, Mill Hill Garage march Limited Wimblington Road March Cambridgeshire PE15 0YB
- Tesco, Cromwell Road Wisbech Cambridgeshire PE14 0RG
- Tesco Express, 29 - 31 Broad Street March Cambridgeshire PE15 8TP
- Tesco Stores PLC, 10 Hostmoor Avenue March Cambridgeshire PE15 0AX
- The Co-operative Food, The Co OP Group Causeway Centre Blunts Lane Whittlesey Peterborough Cambridgeshire PE7 1AH
- The Drink Shack And Local Convenience Store, 35 Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA
- Wisbech International Food And Wine, 21 High Street Wisbech Cambridgeshire PE13 1DE

4.112. The distances of sites to the shops listed above were calculated through spatial analysis. Criterion '**11c.(i) Proximity to shops**' scores each site using the matrix in Table 15, and based on the site's distance from one or more of the shops listed above.

4.113. For each site, criteria 11b.(ii) – 11b.(v) lists all shops (from the list above) within 5 minute walk / 400m increments:

- **11c.(ii) Shops within 5 min walk** – i.e. shops within 400m of site;
- **11c.(iii) Shops 5-10 min walk** – i.e. shops located 400m - 800m of site;
- **11c.(iv) Shops 10-15 min walk** – i.e. shops located 800m - 1,200m of site;
- **11c.(v) Shops 15-20 min walk** – i.e. shops located 1,200m - 1,600m of site;

Assessment criteria 11d.(i) Proximity to primary schools and 11d.(ii)-(v) primary schools within 'x' mins walk

Data source: Spatial analysis of school address point data

4.114. A spatial dataset showing the location of schools within Cambridgeshire was supplied by Cambridgeshire County Council.

4.115. The proximity to primary, infant and junior schools (i.e. schools serving the younger age groups) was calculated through spatial analysis. Specialist schools such as those serving children with special educational needs and pupil referral units were excluded from the dataset. The following schools were identified within Fenland district:

- Alderman Jacobs School, Drybread Road Whittlesey, Peterborough, PE7 1XJ
- Alderman Payne Primary School, 9, Main Road Parson Drove, Wisbech, PE13 4JA
- All Saints Interchurch Academy, County Road , March, PE15 8ND
- Benwick Primary School, High Street Benwick, March, PE15 0XA
- Burrowmoor Primary School, Burrowmoor Road , March, PE15 9RP
- Cavalry Primary School, Cavalry Drive , March, PE15 9EQ
- Clarkson Infants School, Trafford Road , Wisbech, PE13 2ES
- Coates Primary School, The Fold Coates, Peterborough, PE7 2BP
- Elm CofE Primary School, Main Road Elm, Wisbech, PE14 0AG
- Elm Road Primary School, Elm Road , Wisbech, PE13 2TB
- Friday Bridge Community Primary School, Maltmas Drove Friday Bridge, Wisbech, PE14 0HW
- Glebelands Primary Academy, Farriers Gate , Chatteris, PE16 6EZ
- Gorefield Primary School, High Road Gorefield, Wisbech, PE13 4NB
- Guyhirn CofE VC Primary School, High Road Guyhirn, Wisbech, PE13 4ED
- Kinderley Primary School, Church Lane Tydd St Giles, Wisbech, PE13 5LG
- Kingsfield Primary School, Burnsfild Street , Chatteris, PE16 6ET
- Leverington Primary Academy, 104 Church Road Leverington, Wisbech, PE13 5DE
- Lionel Walden Primary School, High Street Doddington, March, PE15 0TF
- Manea Community Primary School, Station Road Manea, Nr March, PE15 0HA
- Murrow Primary Academy, 73 Murrow Bank Murrow, Wisbech, PE13 4HD
- New Road Primary School, New Road Whittlesey, Peterborough, PE7 1SZ
- Orchards Church of England Primary School, Cherry Road , Wisbech, PE13 3NP
- Park Lane Primary & Nursery School, Park Lane Whittlesey, Peterborough, PE7 1JB
- Peckover Primary School, Leverington Road , Wisbech, PE13 1PJ
- Ramnoth Junior School, Ramnoth Road , Wisbech, PE13 2JB
- St Peter's CofE Aided Junior School, Trafford Road , Wisbech, PE13 2ES
- The Nene Infant & Nursery School, Norwich Road , Wisbech, PE13 2AP
- Thomas Eaton Primary Academy, Church Street Wimblington, March, PE15 0QS
- Townley Primary School, Crown Road Christchurch, Wisbech, PE14 9NA
- Westwood Primary School, Maple Grove , March, PE15 8JT
- Wisbech St Mary CofE Academy, Church Road Wisbech St Mary, Wisbech, PE13 4RJ

4.116. There are no primary, infant or junior schools located outside Fenland district boundary but within 2km of a site. Therefore proximity to schools beyond FDC's administrative boundary were not considered.

4.117. Criterion '**11d.(i) Proximity to primary schools**' scores each site based on its proximity to schools listed above, and using the matrix in table 15.

4.118. Criteria 11d.(i) – (iv) lists the primary, infant and junior schools located within 5 minute walk / 400m increments from the site:

- **11d.(ii) Primary schools in 5 min walk** - i.e. name of primary, infant or junior school(s) within 400m of site;
- **11d.(iii) Primary schools 5-10 min walk** - i.e. name of primary, infant or junior school 400m – 800m from site;
- **11d.(iv) Primary schools 10-15 min walk** - i.e. name of primary, infant or junior school 800m-1,200m from site;
- **11d.(v) Primary schools 15-20 min walk** - i.e. name of primary, infant or junior school 1,200m-1,600m from site.

Assessment criteria 11e.(i) Proximity to secondary schools and 11e.(ii)-(v) secondary schools within 'x' mins walk

Data source: *Spatial analysis of school address point data*

4.119. Using the same schools dataset as in criteria 11d. the distances from each site to secondary schools within Fenland district was calculated.

4.120. The following secondary schools were identified:

- Neale-Wade Academy, Wimblington Road , March, PE15 9PX
- Thomas Clarkson Academy, Corporation Road , Wisbech, PE13 2SE
- Cromwell Community College, Wenny Road , Chatteris, PE16 6UU
- Sir Harry Smith Community College, Eastrea Road Whittlesey, Peterborough, PE7 1XB

4.121. Proximity to schools located outside of Fenland's administrative boundary was not assessed.

4.122. Specialist schools, such as pupil referral units and schools serving children with special educational needs, and centres providing only post-16 education were excluded from the assessment. There were no secondary schools located outside Fenland's district boundary, but within 2km of a site.

4.123. Criterion '**11e.(i) Proximity to secondary schools**' scores each site based on its proximity to the secondary schools listed above, and using the matrix in table 13.

4.124. Criteria 11e.(ii) – (v) lists secondary schools located within 5 minute walk / 400m increments from the site:

- **11e.(ii) Secondary schools in 5 min walk** - i.e. name of secondary school within 400m of site;
- **11e.(iii) Secondary schools 5-10 min walk** - i.e. name of secondary school 400m – 800m from site;
- **11e.(iv) Secondary schools 10-15 min walk** - i.e. name of secondary school 800m-1,200m from site;
- **11e.(v) Secondary schools 15-20 min walk** - i.e. name of secondary 1,200m-1,600m from site.

Assessment criteria 11f.(i) Proximity to employment and 11f.(ii)-(v) employment within 'x' mins walk

Data source: Spatial analysis of employment area data

4.125. The Fenland Local Plan (2014) does not specifically identify or designate existing employment areas.

4.126. Through analysing address point data it was clear that most, if not all, settlements offer some form of employment or commercial activity at a small scale. However, for the purposes of this assessment, individual businesses have generally been excluded.

4.127. The Council sought to identify broad locations which offer a realistic prospect of generating employment opportunities now and into the future. For example, existing employment areas, business parks and industrial estates which are sufficiently large in scale, diverse in the premises available, or occupied by a range of businesses. Town centres were also included due to the wide range of services and premises they offer. For the purposes of this assessment, the following employment areas were identified:

- Chatteris Town Centre
- Curf Farm Business Park, Chatteris
- Honeysome Industrial Estate, Chatteris
- Isle of Ely Way, Chatteris
- Beechwood Yard, Gorefield
- Lakeside Business Units, Manea
- Coleseed Business Complex, March
- HMP Whitemoor Area, March
- March Enterprise Park
- March Town Centre
- Peterborough Rd, Whittlesey
- Station Rd, Whittlesey
- Whittlesey Town Centre
- Doddington Road Industrial Estate, Wimblington
- Eastwood Industrial Estate, Wimblington
- Knowles Transport, Wimblington
- River Nene Frontage, Wisbech
- South-west Wisbech
- Wisbech Town Centre

4.128. Maps showing the employment areas listed above are provided at appendix 2 . Distances from sites to employment areas were calculated through spatial analysis. Criterion '**11f.(i) Proximity to employment**' scores each site based on its distance from one or more of the employment areas listed above, and using the matrix at table 13.

4.129. Criteria 11f.(ii) – (v) list all employment areas within 5 minute walk / 400m increments of the site:

- **11f.(ii) Employment area in 5 min walk** - i.e. name of employment area(s) within 400m of site;
- **11f.(iii) Employment area 5-10 min walk** - i.e. name of employment area(s) 400m – 800m from site;
- **11f.(iv) Employment area 10-15 min walk** - i.e. name of employment area(s) 800m-1,200m from site;
- **11f.(v) Employment area 15-20 min walk** - i.e. name of employment area(s) 1,200m-1,600m from site.

Assessment criteria 12a, 12b, 13a, 13b –Available school capacity

Data source: *Consultation with Cambridgeshire County Council*

4.130. Through consultation with Cambridgeshire County Council, the Education Team identified the primary and secondary school catchment for each site, the capacity of the local primary and secondary school, and provided additional comments and professional advice.

4.131. Available school capacity was scored by the Education team using the scoring matrix at Table 16. Sites located in the catchment of schools with available capacity are score more favourably than those without available capacity.

Table 16: Scoring matrix – Available school capacity

12.a(ii) & 13.a(ii) [Primary/Secondary] School capacity		Do local [primary/secondary] schools have current capacity or opportunity for expansion?
Score		Potential outcome
	A	Spare capacity in every year
	B	Spare capacity in some years
	C	Limited capacity
	D	No spare places but room for expansion
	E	No spare places, no room for expansion

4.132. The school capacity score reflects a fixed point in time. Council officers have undertaken continued engagement with Cambs County Council’s Education Team during preparation of the Draft Local Plan. Education infrastructure needs to meet proposed Local Plan growth are set out in the *Draft Infrastructure Delivery Plan*, which is published alongside the Draft Local Plan.

Primary school capacity

4.133. Criterion ‘**12a.(i) Primary school catchment**’ indicates the primary school catchment area in which the site is located. Available capacity of this local primary school is indicated at criterion ‘**12a.(ii) Primary school capacity**’, applying the scoring matrix in Table 16.

4.134. Additional comments and advice, such as the age range of the local school, available places, number of children living in the catchment and forecasted changes in capacity are indicated at criterion ‘**12b. Primary school comments**’.

Secondary school capacity

4.135. Criterion ‘**13a.(i) Secondary school catchment**’ indicates the secondary school catchment area in which the site is located. Available capacity of this local secondary school is indicated at criterion ‘**13a.(ii) Secondary school capacity**’, applying the scoring matrix in Table 16.

4.136. Additional comments and advice, such as the age range of the local school, available places, number of children living in the catchment and forecasted changes in capacity are indicated at criterion ‘**13b. Secondary school comments**’.

Land Quality

Assessment criteria 14a.(i)–(ix) – Proximity to potentially contaminated land

Data source: *Spatial analysis of contaminated land data and consultation with Environmental Health team*

- 4.137. Exposure to contaminants can be a risk to human health. Sustainability appraisal objective 1.2 seeks to ‘...ensure all groups thrive in safe environments’.
- 4.138. However, some contaminated sites may be brownfield sites which should be utilised for redevelopment. New development can often provide remediation of contaminated land, which supports sustainability appraisal objective 8.2 – ‘Reduce the risk of pollution to the environment from contaminated land’.
- 4.139. Whilst new development may be able to provide remediation, such works may affect the economic viability and deliverability of the scheme (a relevant consideration under sustainability appraisal objective ‘2.3 Help provide decent and affordable homes for all in appropriate locations’).
- 4.140. The Council holds data on land which is potentially contaminated. The proximity of sites to potentially contaminated land was calculated through spatial analysis.
- 4.141. Sites were scored in accordance with the matrix at Table 17. The matrix was devised based on advice from the Council’s Environmental Health Officers. Sites which are located on (intersects) potentially contaminated land were scored less favourably than sites furthest from it. Sites with lowest risk from contamination are favoured, firstly to avoid exposure of pollutants to people and the environment, and second, to avoid the added cost and time required to remediate the contamination which could impact upon a site’s viability and deliverability.

Table 17: Scoring matrix – Land contamination

14a.(i) Land contamination		Is the site located on or in proximity of potentially contaminated land
Score		Potential outcome
	A	Site located more than 250m from potentially contaminated land
	B	Site within 250m of potentially contaminated land
	C	Site within 100m of potentially contaminated land
	D	Site within 50m of potentially contaminated land
	E	Site located on potentially contaminated land

- 4.142. Assessment criterion ‘**14.a(i) Proximity to potentially contaminated land**’ provides a score for the site based on the calculated distance to potentially contaminated land and scoring matrix at Table 17.

4.143. Criteria 14a.(ii) – (ix) identify potentially contaminated land within proximity of the site:

- **'14a.(ii) Intersects landfill for DI'** - site is located on landfill for detailed inspection;
- **'14a.(iii) Landfill for DI 0-50m'** - site is located within 50m of landfill for detailed inspection;
- **'14a.(iv) Landfill for DI 50-100m'** - site is located 50m-100m of landfill for detailed inspection;
- **'14a.(v) Landfill for DI 100-250m'** - site is located 100m-250m of landfill for detailed inspection;
- **'14a.(vi) Intersects Site for DI'** - site is located on site for detailed inspection;
- **'14a.(vii) Sites for DI 0-50m'** - site is located within 50m of site for detailed inspection;
- **'14a.(viii) Sites for DI 50-100m'** - site is located 50m-100m of site for detailed inspection;
- **'14a.(ix) Sites for DI 100-250m'** - site is located 100m-250m of landfill for detailed inspection;

Assessment criteria 14b – Contaminated land professional assessment

4.144. The scoring matrix at 14a.(i) favours sites least likely to be affected by contamination, and scores least favourably those sites located on potentially contaminated land. However, it is acknowledged this is a somewhat simplistic approach to the issue.

4.145. It is an objective of the Sustainability Appraisal to reduce pollution from contaminated land, therefore how potentially contaminated sites are managed is an important sustainability consideration.

4.146. It is not necessarily the case that land contamination will render a site unsuitable for development. Furthermore, it may actually be desirable to develop potentially contaminated sites, particularly where remediation would bring benefit to people and the environment, or would avoid the need to develop high quality agricultural land.

4.147. Therefore, in some instances it may be preferable to develop potentially contaminated sites, depending on the nature of the contamination.

4.148. The Environmental Health team were consulted to identify potential issues from land contamination, including the risks and requirements which may arise through development of a site.

4.149. The Environmental Health team's response has been incorporated into the assessment and presented as criterion **'14b. Environmental Health Officer comments'**. Therefore, the proximity-based assessment should be considered in the context of the Environmental Health Officer's comments.

Assessment criteria 15a. and 15b. Agricultural land classification

Data source: Spatial analysis of Agricultural Land Classification data

- 4.150. The majority of Fenland is rural farmland. The Fens play a vital role in food production. The district's agricultural land is therefore an important resource of national significance.
- 4.151. The protection of high quality agricultural land forms an important sustainability consideration, both in terms of agricultural land as a resource, and the important function it performs in the local economy. It is an objective of the sustainability appraisal (6.1) to 'minimise the irreversible loss of undeveloped land, particularly high grade agricultural land'. Development should therefore be directed to land of a lower grade, unless doing so would be inconsistent with other sustainability considerations.
- 4.152. Spatial analysis of the national Agricultural Land Classification (ALC) dataset was undertaken to identify the area of each site by land grade. It should be noted that the ALC data is indicative and does not offer a detailed assessment of the agricultural quality of each site. Therefore, whilst the results shown in the site reports appear precise, they should not be relied upon and should instead be treated as indicative.
- 4.153. Sites not in agricultural use (for example Brownfield Land) are scored most favourably, and sites of best quality agricultural land are scored least favourably, by applying the scoring matrix in Table 18:

Table 18: Scoring matrix - Agricultural land classification

15. Agricultural Land Classification		Is the site located on the best or most versatile agricultural land?
Score		Potential outcome
	A	50% (of the site) or more is not agricultural land
	B	50% or more is Grade 4 or 5
	C	50% or more is Grade 3
	D	50% or more is Grade 2
	E	50% or more is Grade 1
	N/a	No majority ALC, refer to 15b.

- 4.154. The scoring matrix summarises the finding into a simple, single score, reflecting the main agricultural land classification covering the site. Where more than 50% of the site area is in a single ALC grade, a score A-E has been applied accordingly, and presented as criterion '**15a. Agricultural Land Classification**'. For some sites, the majority of the site area did not fall within any single ALC grade. In such instances it is not possible to apply a score, and instead the criterion directs the reader to the results presented in criterion 15b.
- 4.155. Criterion '**15b. ALC percentage site area**' shows the percent of each site's area located in the various ALC grades. As discussed above the ALC data is not intended to be applied at this precise level of detail, and therefore should be treated as indicative.

Natural Environment

Assessment criterion 16a(i)-(vi), 16b., 16c.(i)-(x), 16d.(i)-(ii) and 16e. – Habitats and species (summary)

Data source: Spatial analysis of Cambridgeshire Habitats mapping, Cambridgeshire and Peterborough Environmental Records Centre data, Natural England data, and consultation with Wildlife Officer

- 4.156. Directing new development away from habitats can help conserve biodiversity and ecological networks. Sustainability appraisal objectives 6.3 and 6.4 seek to 'minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species' and 'achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change'.
- 4.157. Proximity to internationally designated habitats is assessed at Major Criterion 5. Where a site is incompatible with designated habitats, it may be considered 'not suitable' on this basis.
- 4.158. Whilst it is important to protect habitats and species from the effects of development, publicly accessible sites such as county wildlife sites and local nature reserves also provide opportunities for local people to access nature. Sustainability appraisal objective 1.3 aims to 'create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places'.
- 4.159. In 2019, Cambridgeshire Biodiversity Partnership published the findings of its project to produce a detailed habitat basemap for the whole of Cambridgeshire (including Peterborough), to examine habitat change over 80 years, and to identify opportunities to enhance biodiversity.
- 4.160. The data produced through this project was analysed as part of the site assessment to identify the habitats, and opportunities for habitat creation which may exist on sites.
- 4.161. In addition, spatial analysis of national datasets maintained by Natural England was undertaken, and the Council's Wildlife Officer was invited to comment on sites through the technical sites consultation.
- 4.162. Whilst this section includes a range of criteria for the purpose of identifying potential effects on species and habitats, the individual and cumulative effects of policies and draft site allocations will also be assessed through the Habitats Regulation Assessment Report (Appropriate Assessment). The HRA report will in turn inform the selection of sites and formulation of policies, including to mitigate impacts on biodiversity or habitats.
- 4.163. In their response to the *Issues and Options* consultation, Natural England provided specific comments on the site assessment process, and described in the *Site Assessment Methodology Report (Oct 19)*:

Site Assessment

Natural England is unable to put forward new sites for future development or Local Green Space designation. In addition to Local Green Space perhaps the call for sites could include a request for sites to be offered for delivery of net gain for biodiversity and green infrastructure.

Our advice is that site assessment methodology should be based upon a robust and credible assessment of deliverability, the suitability of the land and surrounding environment to accommodate the proposed development, as well as the potential contribution towards sustainable development. We welcome, as indicated in the Sustainability Appraisal, that preference will be given to allocating sites on brownfield / previously developed land to protect BMV land, noting that these can support important biodiversity.

When assessing Site Allocations we would urge your authority to use Natural England's Impact Risk Zones, which are available for your authority to download or through www.magic.gov.uk, to identify where development may have an impact on designated sites. Impacts and mitigation requirements should be identified through the Sustainability Appraisal. The delivery of mitigation measures will need to be secured through relevant Plan policies. Water resource / quality impacts and the effects of increased recreational pressure on SSSIs are likely to be key issues which need to be addressed for some of the settlements identified. The scale of residential growth is significant hence the combined effects of proposed development will need to be considered where relevant.

In accordance with paragraph 171 of NPPF, the plan should allocate land with the least environmental or amenity value. Natural England expects sufficient evidence to be provided, through the SA and HRA, to justify the site selection process and to ensure sites of least environmental value are selected, e.g. land allocations should avoid designated sites and landscapes and significant areas of best and most versatile agricultural land and should consider the direct and indirect effects of development, including on land outside designated boundaries and within the setting of protected landscapes.

Page 9, Natural England's Issues & Options consultation response

4.164. Taking the points raised by Natural England in turn:

4.165. **'...site assessment methodology should be based upon a robust and credible assessment of deliverability, the suitability of the land and surrounding environment to accommodate the proposed development, as well as the potential contribution towards sustainable development ...'**

The site assessment methodology, as detailed in this report, sets out a wide range of detailed criteria relating to the availability and suitability of sites. This evidence will enable the Council to make a robust and credible assessment of each site's suitability, deliverability, and contribution to sustainable development, and will inform the selection of draft site allocations.

4.166. **'When assessing Site Allocations we would urge your authority to use Natural England's Impact Risk Zones...'**

Natural England's Impact Risk Zones data has been incorporated into the site assessment process at criteria 16d.(i) and 16d.(ii), and are discussed below.

4.167. **'Impacts and mitigation requirements should be identified through the Sustainability Appraisal. The delivery of mitigation measures will need to be secured through relevant Plan policies.'**

The evidence collated through the site assessment process will inform the sustainability appraisal. The sustainability appraisal will identify mitigation measures, where the evidence indicates these are required.

4.168. **'Water resource / quality impacts and the effects of increased recreational pressure on SSSIs are likely to be key issues which need to be addressed for some of the settlements identified...'**

The Council has commissioned a Water Cycle Study to investigate the impacts of growth on water resources and water quality. The specific effects of water resources, water quality, and visitor disturbance on designated habitats will be assessed through the Habitats Regulation Assessment. These issues are particularly pertinent to assessing the impacts of the overall growth strategy, and will be considered through the sustainability appraisal.

4.169. **'In accordance with paragraph 171 of NPPF, the plan should allocate land with the least environmental or amenity value. Natural England expects sufficient evidence to be provided, through the SA and HRA, to justify the site selection process and to ensure sites of least**

environmental value are selected, e.g. land allocations should avoid designated sites and landscapes and significant areas of best and most versatile agricultural land and should consider the direct and indirect effects of development, including on land outside designated boundaries and within the setting of protected landscapes.'

The scoring matrices set out in relation to the various criteria in the site assessment scores positively sites of least environmental or amenity value (or of least potential harm to valued assets and resources), and scores negatively those sites of greatest environmental or amenity value (or of greatest potential harm to valued assets and resources).

This site assessment report, along with other evidence base documents, identifies effects relating to individual sites. Direct, indirect, cumulative and in combination effects will be addressed through the sustainability appraisal and Habitats Regulation Assessment.

4.170. Cambridgeshire County Council also made comments in respect of assessment criteria 16a-e.

Site Assessment Methodology (October 2019)

We welcome the inclusion of Criterion 16 (species and habitats). However, this criteria should also consider impact to international and national (statutory designated) sites for nature conservation.

We welcome the usage of the Cambridgeshire Habitat mapping (para 4.70), however there should be some caution / professional interpretation because the maps are based on habitat surveys conducted in the 1990s and therefore, will inherently have some errors. The Cambridgeshire and Peterborough Biodiversity Group is currently assessing the best way to update the dataset, including ground-truthing approximately 10% of the dataset and conducting condition assessments on County Wildlife Sites (CWS). We strongly recommend that ground-truthing of the Fenland area of the habitat map be undertaken and that all Fenland CWS be resurveyed to ensure that the draft Local Plan is underpinned by the most up-to-date evidence.

We welcome the inclusion of Natural England Goose and Swan Functional Land Impact Risk Zone (para 4.70). It should be noted that this information forms part of Natural England's SSSI Impact Risk Zone, which highlights risks areas for all SSSIs (supporting nationally important species / habitats), and therefore may be a better dataset to utilise. We suggest further discussions with Natural England and your Wildlife Officer on this matter. Consideration should also be given to the presence of priority habitats and species, along with Cambridgeshire and Peterborough Additional Species of Interest (available from Cambs & Peterborough Environmental Records Centre).

The County Council note and support the proposal for engagement in the site assessment process, notably Criterion 2 (minerals and waste), Criterion 8 (local roads), Criterion 10 (public rights of way), Criterion 11 (proximity to service), Criteria 12 and 13 (school capacity), Criterion 18 (archaeology).

Page 17, Cambridgeshire County Council's Issues & Options consultation response

4.171. Taking each point raised by Cambridgeshire County Council in turn:

4.172. **'We welcome the usage of the Cambridgeshire Habitat mapping (para 4.70), however there should be some caution / professional interpretation because the maps are based on habitat surveys conducted in the 1990s and therefore, will inherently have some errors.'**

The Cambridgeshire Habitat mapping has been analysed to identify sites which intersect potential habitats and potential habitats opportunity areas. The words of caution are noted. This dataset has been assessed alongside other data sources, and the Council's Wildlife Officer was consulted. The desk-based assessment is not intended to replace site-specific assessment which may be required as part of the planning application process.

4.173. **‘We welcome the inclusion of Natural England Goose and Swan Functional Land Impact Risk Zone (para 4.70). It should be noted that this information forms part of Natural England’s SSSI Impact Risk Zone, which highlights risks areas for all SSSIs (supporting nationally important species / habitats), and therefore may be a better dataset to utilise.’**

It is correct that Natural England’s Goose & Swan Functional Land Impact Risk Zone forms a part of Natural England’s SSSI Impact Risk Zone. Each site was assessed against the SSSI Impact Risk Zone dataset to identify requirements to consult Natural England, at criterion 16d(ii).

However, the Goose & Swan Functional Land Impact Risk Zone is of particular significance to the local area, requiring a specific response through the planning system. It is likely that the emerging draft Local Plan will include policies with specific requirements for development proposals which are located in or otherwise impact upon the ‘zone’. The effects of the Local Plan’s site allocations and policies on those species which use the functional land zone for grazing, roosting, etc. will be assessed through the HRA.

Therefore, indicating if a site intersects the Goose & Swan Functional Land Zone at criterion 16d(ii) is useful in that it makes clear which sites will likely be subject to such policy requirements. Where possible, sites not likely to impact on the functional land zone and its species should be favoured.

4.174. **‘Consideration should also be given to the presence of priority habitats and species, along with Cambridgeshire and Peterborough Additional Species of Interest (available from Cambs & Peterborough Environmental Records Centre).’**

Each site was assessed against the Cambs & Peterborough Environmental Records Centre data, and criterion 16b indicates if there are records of protected species on site.

Assessment criterion 16a(i) – Proximity to Local Nature Reserves

4.175. Proximity to Local Nature Reserves was calculated through spatial analysis of Natural England’s Local Nature Reserves dataset. This included Local Nature Reserves located within Fenland and in neighbouring districts.

4.176. Criterion **‘16a.(i) Proximity to Local Nature Reserves’** assigns a score to each site based on its distance from Local Nature Reserves, as per the scoring matrix in Table 19.

Table 19: Proximity to Local Nature Reserves / County Wildlife Sites

16a. Proximity to Local Nature Reserves / County Wildlife Sites		Is the site located in close proximity of a Local Nature Reserves (LNR) / County Wildlife Site (CWS)?
Score	Potential outcome	
A	LNR / CWS more than 2.01km from site	
B	LNR / CWS within 1.01km – 2km of site	
C	LNR / CWS within 501m – 1km of site	
D	LNR / CWS within 500m of site	
E	LNR / CWS located within site	

4.177. Sites furthest from LNR's are scored more favourably than those with a LNR on-site, to protect those habitats and the biodiversity they contain from pollution and human disturbance. However, it is an objective of the Sustainability Appraisal to encourage access to wildlife and nature. Therefore, being in close proximity of a LNR can be a positive attribute from the perspective of future residents of the site.

4.178. The assessment of the Wildlife Officer, at criterion 16e, is expected to provide greater clarity regarding the impacts of the site. In addition, the Habitats Regulation Assessment will explore the issue of visitor disturbance.

4.179. There are a relatively small number of Local Nature Reserves in proximity of sites in Fenland, therefore it was not considered necessary to list the names of Local Nature Reserves in proximity of sites in the sites report.

4.180. The following Local Nature Reserves were identified within 2 km of sites:

- Lattersey Field LNR (Whittlesey); and
- Ring's End LNR (Elm)

Assessment criterion 16a(ii)–(vi) – Proximity to County Wildlife Sites

4.181. The location of County Wildlife Sites in Cambridgeshire was provided through the Cambridgeshire Habitat mapping project data. Spatial data for County Wildlife Sites in Norfolk was downloaded from Norfolk Wildlife Trust's website²⁸. County Wildlife Sites in adjoining South Holland district in Lincolnshire were plotted from the South East Lincolnshire Local Plan policies map.

4.182. Distances from sites to County Wildlife Sites were calculated through spatial analysis. Each site was scored based on its proximity to County Wildlife Sites as criterion '**16a.(i) Proximity to County Wildlife Sites**', using the matrix in Table 17.

4.183. Sites furthest from a County Wildlife Site were scored more favourably than sites in close proximity to a CWS, to reduce the potential for harm to these habitats. However, as discussed under Criterion 16a.(i), being in close proximity of natural spaces can be a positive attribute from the perspective of future residents of the site.

4.184. Criteria 16a.(iii) to 16a.(vi) lists County Wildlife Sites by proximity to the site, by distance threshold:

- 16a.(iii) Site intersects CWS – lists all County Wildlife Sites which intersect the site;
- 16a.(iv) CWS within 500m - lists all County Wildlife Sites within 500m of the site;
- 16a.(v) CWS 500m - 1km - lists all County Wildlife Sites within 0.5km to 1km from the site;
- 16a.(vi) CWS 1-2km - lists all County Wildlife Sites within 1km to 2km of the site.

Assessment criterion 16b – Record of Protected Species

4.185. The Council undertook spatial analysis of the *Cambridgeshire & Peterborough Environmental Records Centre's* data showing locations where protected species of flora and fauna have been recorded.

4.186. Criterion '**16b. Record of protected species on site**' indicates if one or more protected species has been recorded on site (either 'Yes' or 'No'). A deliberate decision has been taken not to identify by name the species recorded on site. Some protected species face persecution, and advertising their presence in this report could pose a threat to such species.

4.187. The dataset shows the location of species in units of 100 metre squares and 1km squares, and therefore has some limitations when examining at the level of individual sites. In addition, the records

²⁸ <https://www.norfolkwildlifetrust.org.uk/wildlife-in-norfolk/county-wildlife-sites>

of protected species vary in age. Therefore, further investigation may be required to determine the likelihood of such species remaining on site today.

4.188. No specific scoring is applied to this criterion. However, it is an objective of the Sustainability Appraisal to 'minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species'.

Assessment criterion 16c.(i)-(x) – Existing habitats and opportunities

4.189. The Cambridgeshire Habitats map provides detailed mapping of the current habitats present across Cambridgeshire. This included the identification of highest quality habitats.

4.190. The Cambridgeshire Habitats mapping project includes opportunity mapping for biodiversity enhancement - a Geographic Information System (GIS) based approach used to identify potential areas for the expansion of key habitats. Opportunity mapping aims to identify possible locations where new habitats can be created that are best located in terms of their connectivity to existing habitat patches and are therefore most appropriate from an ecological point of view, whilst taking certain constraints into account.

4.191. Criterion '**16c.(i) Highest quality habitats**' indicates where a site intersects an area of highest quality habitat, as identified by the Cambridgeshire Habitats mapping project (i.e. all or part of the site is located on a high quality habitat). Where a site intersects a highest quality habitat, the name of the habitat type is provided. Highest quality habitats include:

- Semi-natural broadleaved woodland (A1.1.1)
- Orchards (A1.1.2o)
- Woodland/scrub with semi-natural habitats
- Unimproved acid grassland (B1.1)
- Unimproved neutral grassland (B2.1)
- Unimproved calcareous grassland (B3.1)
- Floodplain grazing marsh (B4f)
- Marshy grassland (B5)
- Basic flush and spring (E2.2)
- Lowland fen (E3/F1)
- Swamp (reedbed) (F1)

4.192. The Habitats mapping shows the location of:

- Existing grassland - existing semi-natural grasslands in Cambridgeshire;
- Existing wetland - existing wet grasslands and wetlands across Cambridgeshire;
- Existing woodland - existing broadleaved and mixed woodland across Cambridgeshire.

4.193. The Habitat opportunity mapping project identified:

- Buffer opportunity areas - opportunities for habitat creation at sites that are immediately adjacent to existing habitat and fall within the ecological network; and
- 'Stepping stone' opportunity areas - sites which fall outside of the ecological network, but are immediately adjacent to it, which could potentially be used to create stepping-stone habitats that could link up more distant habitat patches.

4.194. Criteria 16c.(ii) – (x) indicate (Yes/No) if each site intersects the existing grassland, wetland and woodland habitats, and the buffer opportunity areas and stepping stone opportunity areas:

- **16c.(ii) Existing Grassland**
- **16c.(iii) Grassland Buffer**
- **16c.(iv) Grassland Stepping Stone Opportunity**
- **16c.(v) Existing Wetland**
- **16c.(vi) Wetland Buffer**
- **16c.(vii) Wetland Stepping Stone Opportunity**
- **16c.(viii) Existing Woodland**
- **16c.(ix) Woodland Buffer**
- **16c.(x) Woodland Stepping Stone Opportunity**

4.195. No specific scoring is provided for criteria 16c.(i)-(x). However, it is an objective to minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species. Therefore, where possible, the development of high quality habitats should be generally avoided.

4.196. This information about existing habitats, and opportunities to extend habitats, is relevant for the formulation of policies. For example, developers could be required to incorporate habitat creation into their sites, or offset their impacts through the creation of habitats elsewhere.

Assessment criterion 16d.(i) – Goose and Swan Functional Land Impact Risk Zone

4.197. Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks posed by development proposals to Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. There are a number of Impact Risk Zones which cover areas within Fenland district.

4.198. Of particular significance in Fenland district is the “Goose and Swan Functional Land Impact Risk Zone”. This land is potentially functionally linked to the Ouse Washes SPA and Nene Washes SPA. These areas, identified through a British Trust for Ornithology research project, are regularly used by qualifying species, particularly Whooper and Berwick’s Swans. Whooper Swan and Berwick’s Swan, are known to travel up to 30km between roosting and foraging sites. These birds select certain field types for foraging, including open grassland and arable stubble fields. A map showing the location of the Goose & Swan Functional Land IRZ is provided at appendix 3.

4.199. Spatial analysis was undertaken to identify sites which intersect the Goose & Swan Functional Land IRZ. At criterion ‘**16d.(i) Goose and Swan IRZ**’, sites have been scored either:

- ‘A’ / bright green, where the site does not intersect the Goose & Swan Functional Land IRZ;
or
- ‘E’ / bright red, where the site intersects the Goose & Swan Functional Land IRZ.

4.200. Sites which do not intersect the Goose & Swan Functional Land IRZ are favoured to minimise and avoid impacts on protected species, within and beyond designated sites of international, national or local significance (an objective of Sustainability Appraisal).

Assessment criterion 16d.(ii) – Impact Risk Zones

4.201. Natural England has a number of statutory duties and general responsibilities in relation to Sites of Special Scientific Interest (SSSIs). These include providing advice to local planning authorities (LPAs) and developers on the potential impacts of development on SSSIs to ensure their protection and enhancement in line with the policies in the NPPF and development plans.

4.202. The Impact Risk Zones (IRZs) define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. The IRZs also cover the interest features and sensitivities of

European sites, which are underpinned by the SSSI designation and "Compensation Sites", which have been secured as compensation for impacts on European /Ramsar sites.

4.203. Local planning authorities (LPAs) have a duty to consult Natural England before granting planning permission on any development that is in or likely to affect a SSSI. The SSSI IRZs can be used by LPAs to consider whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated.

4.204. For each site criterion '**16d.(ii) Requirements to consult NE**' identifies any requirements to consult Natural England for various development proposals.

4.205. No scoring system is provided for this criterion. The criterion is included for the purpose of identifying those sites with specific consultation requirements.

Assessment criterion 16e. – Wildlife Officer Comments

4.206. Through the technical sites consultation, the Council's Wildlife Officer was invited to comment on the potential impacts of sites on species and habitats.

4.207. Criterion '**16e. Wildlife Officer comments**' sets out the responses received from the Wildlife Officer. Typically these comments address the extent to which the site supports species and habitats, and indicates where mitigation or compensatory measures may be required. Such matters are relevant to the selection of sites and formulation of policies.

Protected trees

Data source: *Spatial analysis of Tree Preservation Order data*

Assessment criterion 17.(i)-(ii) Tree Preservation Orders

4.208. A Tree Preservation Order (TPO) is an order made by the Council to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting, wilful damage, or wilful destruction of trees without the local planning authority's written consent.

4.209. TPOs are applied to protect trees and woodlands where their removal would have a significant negative impact on the local environment and its enjoyment by the public. The presence of TPOs is therefore a consideration in assessing a development proposal's potential impacts on character, place and townscape and is relevant to sustainability appraisal objectives 4.2 and 4.3 which seek to 'create places, spaces and buildings that are well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character' and 'retain the distinctive character of Fenland's landscape'.

4.210. However, trees are also valuable natural assets which support species and absorb carbon (relevant to sustainability appraisal objective 8.1 – 'Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)').

4.211. There are no Ancient Woodlands in Fenland. Therefore TPO records provide the Council's only available dataset on the location of valued trees. The Council's data consists of TPO 'points' relating to individual trees and TPO 'areas' covering groups of trees/woodland.

4.212. The distance from sites to Tree Protection Order points and areas has been calculated through spatial analysis, and scored as per the scoring matrix in Table 18.

Table 20: Scoring matrix - Tree Preservation Orders

17.(i)-(ii) TPOs		Proximity to TPO tree point / area
Score		Potential outcome
	A	No TPO point /area within 15m of the site
	B	TPO point /area tree within 15m of the site
	C	TPO point /area tree on site
	D	Not used
	E	Not used

4.213. This scoring is presented in the sites reports as criteria:

- '17.(i) TPO points'
- '17.(ii) TPO area'

4.214. Sites have been scored more favourably where they are not in proximity of a TPO point or area. However, the presence of a protected tree is not necessarily a constraint to development but, where the site is selected as a draft allocation, may inform the preparation of a policy to ensure the long term protection of the tree.

Historic Environment

4.215. National policy places great importance on the need to conserve the historic environment, and many historic assets benefit from statutory protections. The historic environment is an important sustainability consideration, as reflected in the following sustainability appraisal objectives:

- 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment
- 4.2 Create places, spaces and buildings that are well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character.
- 4.3 Retain the distinctive character of Fenland's landscape.

4.216. During the technical sites consultation, Historic England was invited to comment on suggested sites. Historic England took this opportunity to provide advice on the site assessment methodology.

4.217. In formulating assessment criteria, the Council has had regard to Historic England's guidance *the Historic Environment and Site Allocations in Local Plans*²⁹. The approach to assessment includes two steps. Firstly, evidence collection in terms of each site's proximity to assets; and secondly *understanding* the contribution the site makes to the significance of heritage assets, using information supplied by key stakeholders. Through the technical sites consultation.

General comments on Methodology

The standard SHELAA methodology identifies that heritage conservation is a factor when assessing a site's suitability for development now or in the future (Planning Practice Guidance). Historic England advocates that, when using this methodology, a wide definition of the historic environment is used. This includes not only those areas and buildings with statutory designated protection but also those which are locally valued and important. In addition, it includes the landscape and townscape components of the historic environment, as well as archaeology, the importance and extent of which is often unknown and may extend beyond designated areas. Information in the Historic Environment Record (HER) may indicate areas of known interest, or high potential where further assessment is required before decisions or allocations are made. The possible cumulative impact of a number of site allocations in one location could also cause considerable harm to the historic landscape/townscape.

*Historic England has produced advice on site allocations, *The Historic Environment and Site Allocations and Local Plans - Advice Note 3* <<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>>, available from our website. This sets out a suggested approach to assessing sites and their impact on heritage assets. It advocates a number of steps, including understanding what contribution a site, in its current form, makes to the significance of the heritage asset/s, and identifying what impact the allocation might have on significance.*

Many authorities include a distance based criteria to assess impact on the historic environment. It is important to understand the significance of any heritage assets, and their settings that would be affected by a potential site allocation. This involves more than identifying known heritage assets within a given distance, but rather a more holistic process which seeks to understand their significance and value. Our advice on "Managing Significance in Decision-Taking in the Historic Environment" <<https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>>" might be helpful here, as might our advice on the setting of heritage assets <<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>>.

²⁹ Available at: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans/>

Planning Practice Guidance states 'Where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interested parties about the nature and scale of development' (PPG Paragraph: 002 Reference ID: 61-002-20190315 Revision date: 15 03 2019). If a site which affects heritage assets is allocated, we would therefore expect to see reference in the ensuing policies and supporting text on the need to conserve and seek opportunities to enhance the on-site or nearby heritage assets and their setting, the need for high quality design and any other factors relevant to the historic environment and the site in question. Such development criteria would assist decision makers and developers, as well as ensuring appropriate protection for heritage assets.

Bearing in mind the overarching principle that harm to heritage assets should be avoided wherever possible, as a point of principle, we would expect sites that would have an unacceptable impact on the significance or special interest of heritage assets not to be taken forward.

Having briefly reviewed your proposed methodology for the historic environment, it would appear that you are relying on a distance based approach and then input from ourselves. As I have explained, we do not have the capacity to review all of your sites. This work will need to be completed by the Council. It is important that a proportionate heritage impact assessment is taken of all sites following the 5 step methodology set out in our advice notes. For some sites where there are significant heritage issues, you may need to undertake more detailed heritage impact assessments.

4.218. Taking the points raised by Historic England in turn:

4.219. ***'...This includes not only those areas and buildings with statutory designated protection but also those which are locally valued and important. In addition, it includes the landscape and townscape components of the historic environment, as well as archaeology, the importance and extent of which is often unknown and may extend beyond designated areas...'***

Criteria 18a. to 18d. (discussed below) explore the proximity of sites to statutory designated assets, including Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, and Heritage at Risk.

To consider the wider landscape and townscape components of the historic environment, the Council's Conservation Team were consulted on suggested sites. In addition, potential effects on the wider historic environment was assessed through the site visits, and scored as 'Site Visit criterion 9.c' (see Character & Place section).

Cambridgeshire County Council's Historic Environment Team were consulted on all suggested sites. The Historic Environment Team supplied professional advice and information from the Historic Environment Record, and is presented in the sites reports as criterion 18g.

4.220. ***'...Historic England has produced advice on site allocations, The Historic Environment and Site Allocations and Local Plans - Advice Note 3 <<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>>, available from our website...'***

The Council has reviewed its methodology to ensure consistency with Historic England's advice note.

4.221. ***'...Our advice on "Managing Significance in Decision-Taking in the Historic Environment <<https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>>" might be helpful here, as might our advice on the setting of heritage assets <<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>>...'***

The Council has reviewed its methodology to ensure it is consistent with Historic England's advice note.

4.222. ***'...If a site which affects heritage assets is allocated, we would therefore expect to see reference in the ensuing policies and supporting text on the need to conserve and seek opportunities to enhance the on-site or nearby heritage assets and their setting, the need for high quality design and any other factors relevant to the historic environment and the site in question..'***

When drafting policies for proposed site allocations, the findings of the site assessment work will be reviewed.

4.223. ***'...Bearing in mind the overarching principle that harm to heritage assets should be avoided wherever possible, as a point of principle, we would expect sites that would have an unacceptable impact on the significance or special interest of heritage assets not to be taken forward...'***

4.224. As indicated by the overarching principle, the Council will seek to avoid harm to heritage assets, where possible.

4.225. ***'...Having briefly reviewed your proposed methodology for the historic environment, it would appear that you are relying on a distance based approach and then input from ourselves. As I have explained, we do not have the capacity to review all of your sites. This work will need to be completed by the Council. It is important that a proportionate heritage impact assessment is taken of all sites following the 5 step methodology set out in our advice notes...'***

The purpose of the distance-based assessment criteria is to identify sites which may have impacts upon heritage assets as a result of being in close proximity of them. Consultation with the Council's Conservation Team and Cambridgeshire County Council's Historic Environment Team, along with the information gathered from site visits, provides greater understanding of each site's historic environment impacts.

Due to the large number of suggested sites, it would be very resource-intensive to produce a heritage impact assessment for each site. Where this site assessment identifies potential impacts upon the historic environment on sites otherwise suitable for development, it may be necessary to prepare a heritage impact assessment for those sites, or require applicants to prepare a heritage impact assessment at the planning application stage.

Summary of Historic England's recommended site selection methodology

4.226. As indicated in their consultation response, Historic England has prepared an advice note³⁰ to support those involved in the Local Plan site allocation process in implementing historic environment legislation. In summary, Historic England's site selection methodology includes five steps:

Site Selection Methodology

STEP 1

Identify which heritage assets are affected by the potential site allocation

- Informed by the evidence base, local heritage expertise and, where needed, site surveys

³⁰ Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2 available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

- Buffer zones and set distances can be a useful starting point but may not be appropriate or sufficient in all cases. Heritage assets that lie outside of these areas may also need identifying and careful consideration.

STEP 2

Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) including:

- Understanding the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting considering its physical surroundings, the experience of the asset and its associations (e.g. cultural or intellectual)
- Understanding the relationship of the site to the heritage asset, which is not solely determined by distance or inter-visibility (for example, the impact of noise, dust or vibration)
- Recognising that additional assessment may be required due to the nature of the heritage assets and the lack of existing information
- For a number of assets, it may be that a site makes very little or no contribution to significance.

STEP 3

Identify what impact the allocation might have on that significance, considering:

- Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views
- Form and appearance of development e.g. prominence, scale and massing, materials, movement
- Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use
- Secondary effects e.g. increased traffic movement through historic town centres as a result of new development

STEP 4

Consider maximising enhancements and avoiding harm through:

Maximising Enhancement

- Public access and interpretation
- Increasing understanding through research and recording
- Repair/regeneration of heritage assets
- Removal from Heritage at Risk Register
- Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design

Avoiding Harm

- Identifying reasonable alternative sites
- Amendments to site boundary, quantum of development and types of development
- Relocating development within the site
- Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings
- Addressing infrastructure issues such as traffic management

STEP 5

Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

- Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)
- Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence
- Effective in terms of deliverability, so that enhancement is maximised and harm minimised
- Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance

Decisions should be clearly stated and evidenced within the Local Plan, particularly where site allocations are put forward where some degree of harm cannot be avoided, and be consistent with legislative requirements

4.227. The five step process advocated by Historic England extends beyond the scope of this site assessment report, and includes the stages of site selection and policy formulation (including the identification of mitigation measures).

4.228. Principally, this site assessment report addresses steps 1 and 2, as explained in the commentary around each assessment criteria. An initial desktop assessment was undertaken to identify each site's proximity to identify which heritage assets may be affected by proposed development of suggested sites. Consultation with the Council's Conservation Team and Historic Environmental Records Team provided greater meaning and understanding of the data collected through the desktop assessment.

4.229. Site surveys were undertaken, to gain further understanding of each site's potential impacts on heritage assets and wider historic environment and local character. The site visit survey form was designed to incorporate criteria and guidance issued in various Historic England advice notes, and is discussed in more detail in the 'Character & Place' chapter.

Assessment criteria 18(a) to (e) – Proximity to heritage assets

Data source: Spatial analysis of Fenland District Council and Historic England data

4.230. Fenland District Council has designated a number of Conservation Areas across the district. In addition, Historic England provides datasets for various heritage assets, including listed buildings, scheduled monuments, Registered Parks & Gardens, and Heritage at Risk - Historic England's programme to identify those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. Data showing designated Historic Landscape Areas is also provided, but there are no such designated areas in Fenland.

4.231. In Fenland designated heritage assets includes 20 scheduled monuments, 10 conservation areas and over 646 listed buildings of special architectural or historic interest. The gardens of Peckover House in Wisbech are included in Historic England's register of parks and gardens of special historic interest.

4.232. Proximity to these heritage assets was calculated through spatial analysis. To minimise harm to the historic environment sites furthest from a heritage asset were scored more favourably, in accordance with the matrix in Table 21.

4.233. Additional criteria have been included to identify by name heritage assets within proximity of a site. The purpose of this is to identify those assets whose setting may potentially be affected by the development of a site.

4.234. It is possible that there may be assets with the potential to be affected by development of sites, located beyond the distance thresholds listed (for example, Ely Cathedral is visible from some areas in the district). However, long distance views of assets will be identified from site visits, and all sites have been subject to a technical consultation with key stakeholders.

Table 21: Scoring matrix - Proximity to heritage assets

18(a) – Conservation Area; 18(b) – Listed building; 18 (c) – Scheduled Monument; 18 (d) – Registered Parks & Gardens; 18 (e) – Heritage at Risk.	Is the site likely to affect a heritage asset?	
Score	Potential outcome	
	A	[Heritage asset] more than 2km from site
	B	[Heritage asset] within 1.01km – 2km of site
	C	[Heritage asset] within 500.1 – 1000m of site
	D	[Heritage asset] within 500m of site
	E	[Heritage asset] located on site / site intersects asset

4.235. Scoring, and the name of heritage assets within various proximity thresholds for each site, are provided as the following assessment criteria:

- **18a.(i) Proximity to Conservation Area** – Approximate distance to nearest Conservation Area, scored in accordance with Table 21.
- **18a.(ii) Conservation Area intersects site** – The name of the Conservation Area, where a site is located wholly in, or partly located in, a Conservation Area.
- **18a.(iii) Conservation Area within 500m** – Name of Conservation Area(s) within 500m of the site.
- **18b.(i) Proximity to Listed Building** – Approximate distance to nearest Listed Building(s), scored in accordance with Table 21.
- **18b.(ii) Listed Building on site** – Name of Listed Building(s) located on site.
- **18b.(iii) Listed Building(s) within 500m** – Name of Listed Building(s) located within 500m of the site.
- **18c.(i) Proximity to Scheduled Monument** – Approximate distance to nearest Scheduled Monument, scored in accordance with Table 21.
- **18c.(ii) Scheduled Monument intersects site** – Name of Scheduled Monument(s) located on site.
- **18c.(iii) Scheduled Monument within 500m** – Name of Scheduled Monument(s) located within 500m of site.
- **18c.(iv) Scheduled Monument 500m – 1km** – Name of Scheduled Monument(s) located 500m to 1km from site.
- **18c.(v) Scheduled Monument 1-2km** - Name of Scheduled Monument(s) located 1km to 2km from site.
- **18d.(i) Proximity to Registered Parks & Gardens** - Approximate distance to nearest Registered Parks & Gardens, scored in accordance with Table 21.

- **18d.(ii) Registered Parks & Gardens intersects site** – Name of Registered Parks & Gardens located wholly or partly on site.
- **18d.(iii) Registered Parks & Gardens within 500m** – Name of Registered Parks & Gardens within 500m of site.
- **18e.(i) Proximity to Heritage at Risk** – Approximate distance to nearest Heritage at Risk (HAR) site, scored in accordance with Table 21.
- **18e.(ii) HAR intersects site** - Name of HAR(s) sites located on site.
- **18e.(iii) HAR within 500m of site** – Name of HAR(s) located within 500m of site.

Assessment criterion 18f & 18g – Heritage & archaeology: Professional advice

- 4.236. As indicated in Historic England’s consultation response, whilst it is acceptable to include a distance based criteria to assess impact on the historic environment, it is also important to understand the significance of any heritage assets, and their settings that would be affected by a potential site allocation.
- 4.237. The Council’s Conservation Team and Historic England were invited to comment on sites during the technical sites consultation to provide a greater understanding of the significance of heritage assets and their settings. As indicated in their consultation response, Historic England declined to comment on individual sites.
- 4.238. Cambridgeshire County Council’s Archaeology team were invited to comment on each site to identify any archaeological assets or sensitivities with the potential to be affected by submitted sites.
- 4.239. The Conservation Team’s comments are presented in criterion ‘**18f. Conservation Officer comments**’. The Archaeology Team’s comments are presented in criterion ‘**18g. Archaeology comments**’.
- 4.240. No specific scoring system is applied to the comments received. However, this professional advice will be critically important in identifying the potential impacts on heritage assets and their settings, and will inform the selection of sites and formulation of policy.

Character & place (Site Visits)

4.241. The Council's Planning Officers have undertaken site visits for all new site submissions.

4.242. The restrictions put in place to manage the Covid-19 outbreak resulted in a delay to undertaking site visits. This unfortunately resulted in delay to the site selection of sites, as the Council felt that Site Visits were an essential part of the process, and that it would not be appropriate to draw conclusions on site's potential suitability without having completed this stage of the assessment process.

4.243. To avoid duplication of work, existing Local Plan allocations and sites with extant planning permission were generally not visited.

4.244. A key function of the site visits was to enable Planning Officers to identify the potential impacts of a site on local character and sense of place, including impacts on the wider historic environment.

4.245. The criteria for assessing character and place were informed by the following guidance issued by Historic England:

- *Understanding Place: Historic Area Assessments: Historic Area Assessments*³¹
- *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*³²
- *Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2*³³

4.246. Whilst the advice notes are principally concerned with the historic environment, many of the processes and criteria are also relevant to assessing impacts on local character and place in environments which are not historic in character.

4.247. Planning Officers were issued with a site visit form to gather information on a range of specific themes and issues. An example of a site visit form is provided at appendix 4.

4.248. Planning Officers were provided with a guidance note to assist in evaluating these issues and aid in completing the form. This guidance is reproduced in Table 22.

Table 22: Site visit guidance

Form question	Your response i.e. what to look for / think about
1a. Accessibility: Is the site capable of being accessible to all users? 1b. Describe accessibility of site.	1a - Tick either 'Yes' or 'No'. 1b – Provide description / commentary. Is the site generally accessible to all users? This includes motor vehicles (inc. delivery vehicles, busses, emergency vehicles), cycles, pedestrians and users with reduced mobility, for example wheelchair-users, mobility scooter-users, and those with pushchairs. If the site is undeveloped/greenfield, is the site capable of being made accessible with reasonable mitigation? If it likely can, tick 'yes'. Things to consider: <ul style="list-style-type: none"> • Is the site served by / can the site connect to an existing public highway?

³¹ <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>

³² <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

³³ <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

	<ul style="list-style-type: none"> • Is the site served by / can the site connect to an existing pedestrian footpath of decent quality and width? • Are there any other accessibility features/infrastructure, such as cycle paths / shared spaces, pedestrian crossings, traffic islands, bus stops, etc.? • If new access points are required, where should these be located?
2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses? Describe neighbouring uses.	<p>2a - Tick either 'Yes' or 'No'. 2b – Provide description / commentary.</p> <p>Is the proposed land use likely to be compatible with neighbouring land uses? For example, would the site have a detrimental impact on the amenity of neighbouring uses, or vice versa?</p> <p>For example, some industrial uses may be incompatible with residential use.</p> <p>Proposed residential uses adjacent to existing residential uses will generally be considered to be 'compatible'. However, impacts on amenity, such as losses of key views, etc., should be noted.</p>
3. Describe the topography and landscape	<p>Describe the topography of the site and wider landscape character. For example:</p> <ul style="list-style-type: none"> • Relief – is the site flat / hilly? • Aspect – which direction does the site slope? • Wider landscape character – e.g. fenland/ transitional isle /urban
4. Describe the layout, form and street pattern	<p>Describe layout, form and street pattern of site / in locality. For example:</p> <ul style="list-style-type: none"> • Size, shape and scale of site • Street style and pattern - narrow or wide? Regular/uniform or organic? Density? • Relationship of site to built form of existing settlement • Morphology – e.g. town centre, estate, edge of settlement, open countryside, business park, etc.
5. Describe building types and features	<p>Describe building types and features on site / in locality. For example:</p> <ul style="list-style-type: none"> • Building uses • Age of building • Architectural styles – prevalent styles? Mix or uniform? • Features – e.g. roof shape/type, window shape/type, number of storeys, etc. • Prevalent building materials
6. Describe the site's boundaries	<p>Describe the features which form the site boundaries (e.g. roads, vegetation, watercourses, etc.)? Is the site open or enclosed?</p>
7. Describe any notable features / constraints	<p>Details of notable features / potential constraints on-site or in immediate proximity. For example:</p> <ul style="list-style-type: none"> • Built structures street furniture, public art, etc. • Earthworks • Watercourses and wetlands • Trees, hedgerows or other vegetation or planting • Potential habitats e.g. hedges, drains, woodlands, buildings/structures
8. Describe views, sight lines or vistas	<p>Describe any import views, sight lines and vistas from the site. For example:</p>

	<ul style="list-style-type: none"> • Views of notable buildings e.g. a church • Views of landscapes, such as open countryside, or landscape features such as fen isle edge • Views between settlements <p>Where possible, indicate location and direction of views on a map.</p>
<p>9. Potential impacts of development proposal</p> <p>Indicate likely effects on:</p> <p>9a. Relationship to built form</p> <p>9b. Visual impact on wider landscape / streetscape</p> <p>9c. Historic features</p> <p>9d. Justification</p>	<p>Score the potential impacts of the development proposal on the site and locality.</p> <ul style="list-style-type: none"> • 9a. Relationship to built form – e.g. well-related or incongruent? • 9b. Visual impact on wider landscape / streetscape – e.g. would site readily assimilate into landscape / streetscape or blight it? Would the proposal impact on the aesthetic quality of the built form, architecture, materials, setting, etc. • 9c. Historic features – would site impact on historic features or their setting? For example, harm the significance of those features, or positively respond to them either through good design or by bringing an unused historic building back into use. <p>Indicate either (tick the relevant box):</p> <p>Negative Somewhat negative Neutral Somewhat positive Positive</p> <p>Note that:</p> <ul style="list-style-type: none"> • Negative Somewhat negative means development of the site has the potential to cause ‘harm’ • Neutral means ‘no effect’. Development of the site will result in no notable difference, neither positive nor negative. • Somewhat positive positive means ‘improvement’. Development of the site will be beneficial to the site and locality. <p>And...</p> <ul style="list-style-type: none"> • 9d. Justification – explain the reasons for above scoring
<p>10a. Impact on local character and sense of place score (Assessment Criterion 19a.)</p> <p>10b. Justification (Assessment Criterion 19b.)</p> <p>10c. Key considerations for policy formulation</p>	<p>Questions 10a-c seek to draw conclusions from the site visit exercise. This is the ‘overall’ score following the site assessment. The responses to 10a and 10b will be incorporated into the site assessment process as criteria 19a and 19b, and published in the SHELAA (stage 2) report.</p> <p>This question could be completed in the ‘field’, or could be completed at a later time, following a process of reflection.</p> <p>10a – using the information collected above, provide an overall score in terms of the site’s impact on local character and sense of place.</p> <p>Scoring matrix:</p>

	<ul style="list-style-type: none"> • A - Development of site will likely enhance local character and/or sense of place significantly • B - Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements). • C - Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements). • D - Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements). • E - Development of site is likely to result in adverse harm to local character and/or sense of place <p>10b. Provide justification for the above score.</p> <p>10c. Key considerations for formulation of policy. For example, specific mitigation or design requirements which should be written into a policy for the site.</p>
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4.249. The information collected through the site visit form is presented in the site reports.

4.250. Based on the evaluation made in site visit form, sub-criteria 1-8 are summarised into an overall impact score as site visit criteria:

- **9a. Relationship to built form**
- **9b. Visual impact on wider landscape / streetscape**
- **9c. Historic features**

4.251. Each criterion is scored based on the Planning Officer’s judgement, as either:

- Positive;
- Somewhat positive;
- Neutral;
- Somewhat negative; or
- Negative.

4.252. The purpose of these criteria is to highlight the likely potential impacts of the site. They are intended to aid understanding of the evaluation made at site visit criteria 1-8.

4.253. Site visit criterion ‘**9d. Justification**’, provides explanation for the scoring at 9a-c.

Assessment criterion 19a - Character & Place score

Data source: *Site visit*

4.254. Based on the findings of the site visit, sites have been given an overall 'Character & Place' score, as per the scoring matrix in Table 21, presented as assessment criterion '**19a. Character and Place Score**', which are also relevant to the following sustainability appraisal objectives:

- 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment
- 4.2 Create places, spaces and buildings that are well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character.
- 4.3 Retain the distinctive character of Fenland's landscape.

4.255. Sites which will positively enhance local character and/or sense of place are scored favourably. Sites which will likely result in adverse harm to character and place are scored negatively. Sites which will have no impact or a negligible impact on local character and place are scored 'neutral' i.e. the middle value.

Table 23: Scoring matrix - Character & Place

19a. Character & Place		Impact on local character and sense of place
Score		Potential outcome
	A	Development of site will likely enhance local character and/or sense of place significantly
	B	Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).
	C	Development of site is likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements).
	D	Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements).
	E	Development of site is likely to result in adverse harm to local character and/or sense of place

Assessment criteria 19b - Character & Place score justification

4.256. The Character & Place score is supported by justification to explain why the score has been assigned, as assessment criterion '**19b. Character and Place Justification**'.

Assessment criteria 19c - Character & Place - Key considerations for policy

4.257. Through the site visits, often Planning Officers identified issues which would require a response through a policy, in the event the site were allocated through the Local Plan. Assessment criterion '**19c. Key considerations for policy**' sets out the Planning Officer's recommendations / considerations.

Local Preference

4.258. The Council places great importance on engaging communities in the planning process. To inform the site assessment and selection process, the Council invited Parish Councils to comment on, and express their preference for, site submissions in their parish area.

4.259. In February 2020, the Council wrote to each Parish Council in Fenland inviting them to comment on sites suggested in their parish. Parish Councils were supplied with a form, and a link to the SHELAA page of the Council's website which provided an interactive map of sites, the SHELAA (Stage 1) report, site reports setting out the main attributes of the site submission and PDF maps. No assessment of site was provided at this stage.

4.260. The form invited Parish Councils to indicate the following for each site in their parish:

- If the Parish Council supports the site (Yes / No);
- Reasons why the Parish Council does or does not support the site;
- Rank their preference for the site, from '0' / least favoured, to '10' / most favoured site.

4.261. How parish councils approached the task of appraising sites was a matter for each Parish Council to determine, for example through holding public meetings.

4.262. It is important to note that where a site is not favoured by a Parish Council, it does not mean that the site is not suitable. However, where possible the Council will endeavour to allocate sites which reflect each Parish Council's preferences, where those sites present a suitable, available and deliverable option for development, and where doing so accords with the Local Plan's growth strategy.

4.263. For each site, the response from the relevant Parish Council is presented in the Sites Reports (at Section 8). Where this section of the sites report is blank, no response was received from the Parish Council.

5. Recommendation

Assessment criterion 20a. – Individual site Score

Data source: Review of all assessment criteria results

6.1. For each site, offers reviewed the findings from each of the site assessment criteria and made an overall recommendation regarding the site’s potential suitability for development and allocation in the Local Plan, see criterion ‘**20a. Individual Site Score**’. This score is scored based upon the scoring matrix in Table 24. This is based on the individual site assessment. As part of the final site selection process account is taken of other nearby sites, other sites within the settlement, and the overall growth strategy.

Table 24: Scoring matrix – Overall recommendation

20. Individual site Score		Likely suitability
Score		Potential outcome
	A	Likely suitable
	B	Potentially suitable
	C	Suitability is uncertain / mixed positive and negative effects
	D	Potentially unsuitable
	E	Likely unsuitable

6.2. The following provides further explanation of the assigned ‘overall recommendation’ score:

- **Likely suitable:** A site that has been granted planning permission at 1 April 2021.
- **Potentially suitable:** A site has been determined to be ‘potentially suitable’ where it does not conflict with major criteria, but development of the site would require proportionate mitigation measures such as the provision of infrastructure, and/or must adhere to more stringent policy requirements to avoid potential harm, which may potentially impact upon the site’s availability or deliverability in the short term.

For example, a site requiring off-site junction improvements / expansion of a local school (where this can be supported without adversely harming development viability), or its development must follow a specific design code to mitigate harm to the historic environment.

- **Suitability is uncertain / mixed positive and negative effects:** A site has been scored ‘Suitability is uncertain / mixed positive and negative effects’, where it is not clear if the site can be made suitable for development, or whether it can be delivered in practice. For example, where a site does not conflict with major criteria, but it is not clear if conflict with minor criteria can be overcome with proportionate mitigation measures and/or provision of infrastructure. For such sites, further investigation / evidence collection will be required to determine suitability.

For example, a site requiring extensive investment in infrastructure above what is considered reasonable / normal (and may therefore render the site not viable); or where the

site assessment process has returned insufficient information to reach a conclusion, in which case the site promoter may be invited to submit additional evidence.

- **Potentially unsuitable:** A site has been determined to be ‘potentially unsuitable’ where it does not conflict with major criteria but conflicts with one or more minor criteria, and where the adverse impacts arising from such conflict are unlikely to be resolvable through proportionate mitigation measures or policy requirements.

For example, a site which would likely result in harm to local character and sense of place / historic environment / habitats / etc.

- **Likely unsuitable:** A site has been determined to be ‘likely unsuitable’ where it conflicts with major criteria, and/or statutory and legislative requirements, and/or strategic or national policies.

For example, a site which conflicts with national policy on flood risk; or a site which will result in harm to a designated habitat, heritage asset; etc.

Criterion 20b. - Comments

6.3. To support the ‘individual site score’ (20a.), criterion ‘**20b. comments**’ sets out a summary to explain the score and overall suitability or not for allocation.

6.4. It should be noted that the comments are based upon the findings of the site assessment criteria only. It does not take into account the findings of the Sustainability Appraisal or other evidence base documents (for example, the Strategic Flood Risk Assessment, Water Cycle Study, Transport Assessment, Habitats Regulation Assessment, etc.), nor the wider spatial strategy for growth. This information is used to inform the final site selection and the justification for the allocation of a site or not is set out in the separate Sites Evidence Report (August 2022)

Site selection process

6.5. The overarching purpose of the site assessment process is to enable the Council to identify sites suitable for allocation in the Local Plan. However, the site assessment does not in itself determine which sites will be allocated in the Local Plan; it presents evidence relating to a site’s suitability, availability and achievability, based on the site’s individual suitability and does not take into consideration cumulative or in combination effects of these individual recommendations.

6.6. It is therefore important to note that where the site assessment process recommends a site as ‘likely/potentially suitable’ for development, it does not automatically follow that the site will be allocated in the Local Plan. For example, there may be more suitable sites in a settlement than are required; or whilst suitable on their own merits, the combined effect of developing multiple sites may result in harm to the environment or adversely impact upon local infrastructure.

6.7. Sites were shortlisted into a range of ‘growth options’, taking into account:

- The suitability, availability and deliverability of each site, as indicated by the findings of the Site Assessment;
- The sustainability of the site based on the findings of the Sustainability Appraisal;
- The settlement hierarchy and overarching growth strategy;
- Findings of other technical evidence base documents (for example, the Strategic Flood Risk Assessment, Water Cycle Study, Transport Assessment, Habitats Regulation Assessment, etc.); and
- Local preference, based on consultation with parish councils in approximately February 2020;
- Engagement with elected members of the Council; and
- Development needs over the plan period to 2040.

- 6.8. Following completion of the site assessment, all sites were assessed through the Sustainability Appraisal process as 'reasonable alternatives'. In addition, each of the various growth options identified through the evaluation process have been subject to Sustainability Appraisal, presented in the *Growth Study*, the results of which will inform the Council's selection of its preferred option.
- 6.9. The Council's preferred growth option and its constituent sites are set out in the Draft Local Plan. And the Sites Evidence Report sets out the reason and justification for the allocation of a site or not.

7. Explanation of Site Reports

- 7.1. Section 8 provides an individual site report for each site submission, including sites received through the Call for Sites exercises, existing site allocations and sites with planning approval.
- 7.2. Site reports are arranged alphabetically by parish. Within each settlement 'chapter', site reports are arranged alphabetically by settlement. Note that where a site is distinctly separate from a settlement, it is defined as located in the 'open countryside'. An index of site reports is provided in Section 8.
- 7.3. There are some instances of sites which adjoin a settlement, but are located in an adjacent parish. For example, adjoining the village of Benwick but located in the neighbouring Doddington parish. Sites are listed by the parish the site is located wholly, or mainly, in. It may therefore be helpful to refer to the settlement maps in Section 9, or the interactive SHELAA map on Fenland District Council's website.

Site Report Fields

- 7.4. Each report follows an identical format. To aid understanding of the site reports, Table 25 explains the content and data source of each report field.
- 7.5. It is important to note that some information presented in the Site Reports has been sourced from Site Submission Forms submitted by site promoters during the Call for Sites exercise and does not necessarily reflect the views of the Council.

Table 25: Explanation of Site Report fields and data sources

Field	Description	Data source
Report header	Provides site ID, address, settlement and parish information to assist in navigating the document. Indicates suitability of site, based on overall recommendation as set out in assessment criterion 20a.	Site submission and overall recommendation score
Detailed site map	<p>Provides a detailed map of the site to show the location of site boundaries.</p> <p>For many sites it may be difficult to infer the location of the site from this detailed map. Settlement maps are provided in Section 9, and an interactive map is available on Fenland District Council's website.</p>	<p>Site submissions received during the Call for Sites exercise were required to submit a map. Any site submission which did not supply a map was considered 'invalid'.</p> <p>For sites with existing planning approval, mapped data was obtained from the council's existing held data related to the planning application.</p>
Site submission information		
Site ID	A unique identifier number assigned to each site submission, for the purposes of making the record clearly and identifiably separate from other site submission records.	Assigned by FDC
Submission type	<p>Describes the type of site submission either:</p> <ul style="list-style-type: none"> • An existing Local Plan allocation (or Broad Location for Growth) ; • An existing planning approval (i.e. site with planning permission, or resolution to grant planning permission); or • A site submission received during the Call for Sites exercise (either paper/electronic 'Form B', letter/email or via online form). 	Method by which site submission was made, received as a site submission during Call for Sites exercise, or existing site incorporated into process by FDC.
Site name and address	Site name (generally derived from address/location), and approximate street address of site.	Address as described by site promoter on site submission form or, for existing sites from planning application or Local Plan.
Settlement and	The settlement and parish within which the site is located.	Site submission form

Field	Description	Data source
parish	<p>Where a site adjoins built development of a settlement, it is recorded as being “in” a settlement. Where a site is physically separate from any settlement it is recorded as being located in the “open countryside”.</p> <p>Where a site crosses one or more parish boundaries, the site is recorded under the parish within which the greatest portion of the site is located.</p> <p>There are some instances of sites adjoining a settlement, but being located in a different parish to the ‘host’ settlement. For example, adjoining Benwick village but located wholly or mainly in Doddington parish; or adjoining Leverington village but located wholly or mainly in Wisbech parish.</p>	Or planning application/adopted Local Plan for existing sites
Current use	The main planning ‘use class’ ³⁴ as indicated by site promoter and (where supplied) a description of the current, or last known, use of the site.	Site submission form, or planning application/adopted Local Plan for existing sites.

³⁴ See Table 4

Field	Description	Data source
PDL	'Previously Developed Land' i.e. whether site is greenfield or brownfield, as per NPPF definition.	Site submission form, or planning application/adopted Local Plan for existing sites.
Site area density	The gross area of the site in hectares and the proposed density of the development, where the proposed use of the site is dwellings.	Site submission form or calculated from spatial analysis
Site description	Site promoter's description/summary of the site's main defining characteristics and features.	Site submission form
Known constraints	<p>Details of any known constraints to development of the site, as identified by the promoter of the site. For example natural features, designations or infrastructure requirements which may affect development of the site.</p> <p>A wide range of potential constraints are investigated through site assessment process.</p>	Site submission form
Proposal	Site promoter's proposal for the development of the site, including the main use class and a summary of the proposal.	Site submission form, or planning application/adopted Local Plan for existing sites.
Proposed development	<p>The total amount of development proposed for the site by type.</p> <p>Provides the sum total of development by type:</p> <ul style="list-style-type: none"> • Dwellings; • Non-residential floorspace (such as 'A', 'B' & 'D' use classes); • Bedrooms for C-class uses; and • Gypsy & Traveller pitches. 	Site submission form, or planning application/adopted Local Plan for existing sites.
Major criteria		

Field	Description	Data source
1. Site Availability	<p>The site submission form invited site promoters to provide a trajectory setting out the number of dwellings to be built in each year.</p> <p>This field summarises the promoter's trajectory, to indicate the broad time frame (in five year intervals) within which development of the site is expected to commence.</p> <p>However, where a site promoter did supply a trajectory, the field indicates 'Availability unknown', or applies the definition of 'Deliverable' as set out in national planning policy.</p>	Site submission form / national planning policy definition of 'Deliverable'.
2.(i) Min. + Waste Team comments	Professional comments and advice supplied by Cambridgeshire County Council's Minerals & Waste team, in respect of minerals and waste resource and policy matters.	Technical sites consultation
2.(ii) Intrsects Min. + Waste resource	Minerals facilities or waste resources intersected by the site.	Spatial analysis
2.(iii) Min. and Waste policy area	Policy designations from the Cambridgeshire and Peterborough Minerals & Waste Local Plan intersected by the site.	Spatial analysis
3. Flood Risk - Vulnerability	Flood risk vulnerability classification based on proposed land use as indicated by national planning practice guidance.	Proposed land use as indicated by Site Submission Form / planning application / Local Plan
3a.(i) Main Flood Zone	Indicates the Flood Zone which the majority of the site area is located in, and compatibility of land use with zone, as indicated by national planning practice guidance.	Spatial analysis
3a.(ii) Site area in FZ1	Percent of site area in Flood Zone 1	Spatial analysis
3a.(iii) Site area in FZ2	Percent of site area in Flood Zone 2	Spatial analysis
3a.(iv) Site area in FZ3	Percent of site area in Flood Zone 3	Spatial analysis
3b.(i) Surface Water Flood Risk	Indicates if site is at risk from surface water flooding	Spatial analysis
3b.(ii) 1 in 30yr event (area)	Percent of site area at risk from surface water flooding in 1 in 30 year flood event	Spatial analysis
3b.(iii) 1 in 100yr event (area)	Percent of site area at risk from surface water flooding in 1 in 100 year flood event	Spatial analysis
3b.(iv) 1 in 1000yr event (area)	Percent of site area at risk from surface water flooding in 1 in 1000 year flood event	Spatial analysis
3c.(i) Intersects Historic Flood Map	Indicates if site intersects historic flood map	Spatial analysis
3c.(ii) Area intersected by Historic	Percent of site area intersected by historic flood map	Spatial analysis

Field	Description	Data source
Flood Map		
4.(i) Prox. to hazardous apparatus	Where the site indicates Consultation Distance of hazardous apparatus identifies if Health & Safety Executive advises against development.	Spatial analysis
4.(ii) Intersects HSE Consultation Dist	Indicates Yes / No if site intersects HSE's Consultation Distance of hazardous apparatus.	Spatial analysis
4.(iii) Intersects gas pipe buffer	Indicates Yes / No if site intersects the buffer zone of a gas pipeline.	Spatial analysis
4.(iv) Overhead line on site	Indicates Yes / No if overhead power line crosses site.	Spatial analysis
4. (v) Pylon/tower on site	Indicates Yes / No if electricity pylon on site	Spatial analysis
5. Proximity to designated sites	Indicates approximate distance to nearest internationally or nationally designated habitat	Spatial analysis
<i>Strategy and History</i>		
6. Settlement Hierarchy	Where site is located in (or adjoining) a settlement, the settlement hierarchy category as set out by the adopted Local Plan.	Site submission form, or planning application/adopted Local Plan for existing sites.
7.(i) Planning History (Form B)	Details of any relevant planning history, as supplied by site promoter.	Site submission form
7.(ii) Planning History Search	Identifies all planning applications determined on site in past 10 years.	Spatial analysis
<i>Transport</i>		
8a. Local road impacts	Cambridgeshire County Council Transport Team's scoring of site based on potential impacts on local roads.	Technical sites consultation
8b. Transport team comments	Cambridgeshire County Council Transport Team's comments and professional advice based on the site's potential impacts on local roads.	Technical sites consultation
9a. Strategic Road Net. impacts	Highways England were invited to score / comment on sites, bit no response was received.	Technical sites consultation
9b. Highways England comments	Highways England were invited to score / comment on sites, bit no response was received.	Technical sites consultation
10a. PROW Opportunities	Cambridgeshire County Council Transport Team's scoring of site based on sites relationship to Public Rights of Way.	Technical sites consultation
10b. PROW Team comments	Cambridgeshire County Council Transport Team's comments and professional advice based on the site's relationships to Public Rights of Way.	Technical sites consultation
<i>Access to services</i>		

Field	Description	Data source
11a.(i) Proximity to public transport	Approximate walking time in 5 minute (400m) increments to nearest public transport nodes, such as bus stops, bus stations and rail stations.	Spatial analysis
11a.(ii) Bus stops / rail in 5 min walk	Lists all public transport nodes within 5 minute walk (400m)	Spatial analysis
11b.(i) Prox to medical services	Approximate walking distance to nearest medical services	Spatial analysis
11b.(ii) Medical srvs in 5 min walk	Lists all medical services within 5 min walking distance	Spatial analysis
11b.(iii) Medical srvs 5-10 min walk	Lists all medical services within 5-10 min walking distance	Spatial analysis
11b.(iv) Medical srvs 10-15 min walk	Lists all medical services within 10-15 min walking distance	Spatial analysis
11b.(v) Medical srvs 15-20 min walk	Lists all medical services within 15-20 min walking distance	Spatial analysis
11c.(i) Proximity to shops	Approximate walking time to nearest shops providing day-to-day convenience goods	Spatial analysis
11c.(ii) Shops within 5 min walk	Lists shops within 5 minute walking distance	Spatial analysis
11c.(iii) Shops 5-10 min walk	Lists shops within 5-10 minute walking distance	Spatial analysis
11c.(iv) Shops 10-15 min walk	Lists shops within 10-15 minute walking distance	Spatial analysis
11c.(v) Shops 15-20 min walk	Lists shops within 15-20 minute walking distance	Spatial analysis
11d.(i) Prox to primary school	Approximate walking time to nearest primary school	Spatial analysis
11d.(ii) Primary schs in 5 min walk	Lists primary schools within 5 minute walking distance	Spatial analysis
11d.(iii) Primary schs 5-10 min walk	Lists primary schools within 5-10 minute walking distance	Spatial analysis
11d.(iv) Primary schs 10-15 min walk	Lists primary schools within 10-15 minute walking distance	Spatial analysis
11d.(v) Primary schs 15-20 min walk	Lists primary schools within 15-20 minute walking distance	Spatial analysis
11e.(i) Prox to secondary schoo	Approximate walking time to nearest secondary school	Spatial analysis
11e.(ii) Secondary sch in 5 min walk	Lists secondary schools within 5 minute walking distance	Spatial analysis
11e.(iii) Secondary sch 5-10 min wal	Lists secondary schools within 5-10 minute walking distance	Spatial analysis
11e.(iv) Secondary sch 10-15 min wal	Lists secondary schools within 10-15 minute walking distance	Spatial analysis
11e.(v) Secondary sch 15-20 min walk	Lists secondary schools within 15-20 minute walking distance	Spatial analysis
11f.(i) Proximity to employment	Approximate walking time to nearest employment area	Spatial analysis
11f.(ii) Emp area in 5 min walk	Lists employment areas within 5 minute walking distance	Spatial analysis
11f.(iii) Emp area 5-10 min walk	Lists employment areas within 5-10 minute walking distance	Spatial analysis
11f.(iv) Emp area 10-15 min walk	Lists employment areas within 10-15 minute walking distance	Spatial analysis
11f.(v) Emp area 15-20 min walk	Lists employment areas within 15-20 minute walking distance	Spatial analysis
12a.(i) Primary school catchment	Primary school catchment area identified by Cambridgeshire County Council's Education Team	Technical sites consultation
12a.(ii) Primary school capacity	Available capacity at primary school, including opportunities for expansion	Technical sites

Field	Description	Data source
		consultation
12b. Pri school capacity comments	Cambridgeshire County Council Education Team's comments and professional advice regarding primary school capacity	Technical sites consultation
13a.(i) Secondary school catchment	Secondary school catchment area identified by Cambridgeshire County Council's Education Team	Technical sites consultation
13a.(ii) Secondary school capacity	Available capacity at secondary school, including opportunities for expansion	Technical sites consultation
13b. Sec school capacity comments	Cambridgeshire County Council Education Team's comments and professional advice regarding secondary school capacity	Technical sites consultation
<i>Land quality</i>		
14a.(i) Prox pot. contaminated land	Approximate distance from potentially contaminated land	Spatial analysis
14a.(ii) Intersects landfill for D	Indicates if site intersects landfill for detailed inspection	Spatial analysis
14a.(iii) Landfill for DI 0-50m	Identifies landfill for detailed inspection within 50 metres of site	Spatial analysis
14a.(iv) Landfill for DI 50-100m	Identifies landfill for detailed inspection 50 – 100m of site	Spatial analysis
14a.(v) Landfill for DI 100-250m	Identifies landfill for detailed inspection 100 – 250m of site	Spatial analysis
14a.(vi) Intersects Site for DI	Indicates if site intersects site for detailed inspection	Spatial analysis
14a.(vii) Sites for DI 0-50m	Identifies site for detailed inspection within 50 metres of site	Spatial analysis
14a.(viii) Sites for DI 50-100m	Identifies site for detailed inspection 50 – 100m of site	Spatial analysis
14a.(ix) Sites for DI 100-250m	Identifies site for detailed inspection 100 – 250m of site	Spatial analysis
14b. Env Health Officer comments	Professional advice and comments from Environmental Health Team regarding matters relating to potentially contaminated land	Spatial analysis
15a. Agricultural Land Classification	Identifies the grade of agricultural land for the majority of the site area	Spatial analysis
15b. ALC percentage site are	Indicates the percent of the site in each agricultural land grade	Spatial analysis
<i>Natural environment</i>		
16a.(i) Prox to Local Nature Reserves	Approximate distance to nearest Local Nature Reserve	Spatial analysis
16a.(ii) Prox to County Wildlife Sites	Approximate distance to nearest County Wildlife Site	Spatial analysis
16a.(iii) Site intersects CWS	Lists County Wildlife Sites intersected by site	Spatial analysis
16a.(iv) CWS within 500m	Lists County Wildlife Sites within 500m of the site	Spatial analysis
16a.(v) CWS 500m - 1km	Lists County Wildlife Sites 500m – 1km from site	Spatial analysis
16a.(vi) CWS 1-2km	Lists County Wildlife Sites 1km to 2km from site	Spatial analysis
16b. Record of protected species on	Indicates Yes / No if a protected species has previously been recorded on site	Spatial analysis

Field	Description	Data source
site		
16c.(i) Highest quality habitats	Indicates if a site intersects a habitat defined as 'highest quality' by Cambridgeshire Habitats mapping project	Spatial analysis
16c.(ii) Existing Grassland	Indicates if a site intersects existing grassland as defined by Cambridgeshire Habitats mapping project	Spatial analysis
16c.(iii) Grassland Buffer	Indicates if a site intersects grassland buffer as defined by Cambridgeshire Habitats mapping project	Spatial analysis
16c.(iv) Grassland Stepping Stone Opp	Indicates if a site intersects grassland stepping stone opportunity as defined by Cambridgeshire Habitats mapping project	Spatial analysis
16c.(v) Existing Wetland	Indicates if a site intersects existing wetland as defined by Cambridgeshire Habitats mapping project	Spatial analysis
16c.(vi) Wetland Buffer	Indicates if a site intersects wetland buffer as defined by Cambridgeshire Habitats mapping project	Spatial analysis
16c.(vii) Wetland Stepping Stone Op	Indicates if a site intersects wetland stepping stone opportunity as defined by Cambridgeshire Habitats mapping project	Spatial analysis
16c.(viii) Exstg Woodland	Indicates if a site intersects existing woodland as defined by Cambridgeshire Habitats mapping project	Spatial analysis
16c.(ix) Woodland Buffer	Indicates if a site intersects woodland buffer as defined by Cambridgeshire Habitats mapping project	Spatial analysis
16c.(x) Woodland Stepping Stone Opp	Indicates if a site intersects woodland stepping stone opportunity as defined by Cambridgeshire Habitats mapping project	Spatial analysis
16d.(i) Goose and Swan IRZ	Identifies if site intersects the Goose & Swan Functional Land Impact Risk Zone	Spatial analysis
16d.(ii) Requirements to consult NE	Indicates any requirements to consult Natural England on development proposals on site	Spatial analysis
16e. Wildlife Officer comment	Professional comments and advice from the Council's Wildlife Officer	Technical sites consultation
17.(i) TPO points	Indicates if a TPO point is on, or within 15 metres, of the site	Spatial analysis
17.(ii) TPO area	Indicates if a TPO area is on, or within 15 metres, of the site	Spatial analysis
Heritage		
18a.(i) Prox to Conservation Area	Indicates proximity of site to Conservation Area	Spatial analysis
18a.(ii) CA intersects site	Where site located wholly or partly in a Conservation Area, the name of the CA.	Spatial analysis
18a.(iii) CA within 500m	Indicates Conservation Area within 500m of site	Spatial analysis
18b.(i) Prox to Listed Building	Indicates proximity of site to Listed Building	Spatial analysis

Field	Description	Data source
18b.(ii) Listed Building on site	Identifies Listed Buildings on site	Spatial analysis
18b.(iii) LB within 500m of site	Indicates Listed Buildings within 500m of site	Spatial analysis
18c.(i) Prox to Scheduled Monument	Indicates proximity of site to Scheduled Monument	Spatial analysis
18c.(ii) Sched Mnmt intersects site	Identifies Scheduled Monuments on site	Spatial analysis
18c.(iii) Sched Mnmt within 500m	Identifies Scheduled Monuments within 500m of site	Spatial analysis
18c.(iv) Sched Mnmt 500m-1km	Identifies Scheduled Monuments within 500m to 1km of site	Spatial analysis
18c.(v) Sched Mnmt 1-2km	Identifies Scheduled Monuments within 1km to 2km of site	Spatial analysis
18d.(i) Prox to Reg Parks+Gardens	Indicates proximity of site to Registered Parks & Gardens	Spatial analysis
18d.(ii) Reg P+G intersects site	Identifies Registered Parks & Gardens on site	Spatial analysis
18d.(iii) Reg PG within 500m	Identifies Registered Parks & Gardens within 500m of site	Spatial analysis
18e.(i) Prox to Heritage at Risk	Indicates proximity of site to Heritage at Risk	
18e.(ii) HAR intersects site	Identifies Heritage at Risk on site	Spatial analysis
18e.(iii) HAR within 500m of site	Identifies Heritage at Risk within 500m of site	Spatial analysis
18f. Conservation Officer comments	Professional comments and advice from Conservation Team	Technical sites consultation
18g. Archaeology comments	Professional comments and advice from Cambridgeshire County Council's HER Team	Technical sites consultation
Site visit		
Date / Time of Site Visit:	Date and time site visit carried out	Site visit
1a. Accessibility: Is the site capable of being accessible to all users?	Indicates if site is accessible to all users and modes of transport, recorded on site visit	Site visit
1b. Describe accessibility of site	Description of accessibility of site, including any constraints to access, recorded on site visit	Site visit
2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses?	Indicates if proposed development of site is compatible with neighbouring land uses, recorded on site visit	Site visit
2b. Describe neighbouring uses	Description of neighbouring / adjoining land uses, recorded on site visit	Site visit
3. Describe topography and landscape	Description of the topography and landscape, recorded on site visit	Site visit
4. Describe layout, form, street pattern	Description of the layout, form, street pattern of local area, recorded on site visit	Site visit
5. Describe building types and	Description of building types and features in locality, recorded on site visit	Site visit

Field	Description	Data source
features		
6. Describe site's boundaries	Description of site boundaries, recorded on site visit	Site visit
7. Describe features / constraints	Description of site features and constraints, recorded on site visit	Site visit
8. Describe views, sight lines or vistas	Description of key views, sight lines or vistas of or from site, recorded on site visit	Site visit
9a. Relationship to built form	Overall score regarding site's potential relationship to built form	Site visit
9b. Visual impact on wider landscape	Overall score regarding site's potential visual impacts on wider landscape	Site visit
9c. Historic features	Overall score regarding the site's potential impacts on historic features	Site visit
9d. Justification	Justification for scoring in 9a-c	Site visit
19a. Character + Place Score	Potential impacts of development on local character and sense of place	Site visit
19b. Justification	Reasons for Character and Place score	Site visit
19c. Key considerations for policy	Key issues for formulation of policy	Planning Officer's professional judgement
Local preference		
(i) Does Parish Council support site	Indicates if the relevant Parish or Town Council supports the site.	Parish Council consultation
(ii) Reasons for support / object	Parish or Town Council's justification for supporting / objecting to site.	Parish Council consultation.
(iii) Parish Council site ranking (0-10)	Parish Council's ranking of site, relative to other sites in parish, with 10 indicating most preferred site, and 0 the least preferred.	Parish Council consultation.
Recommendation		
20a. Overall recommendation	An 'overall' recommendation and score regarding the suitability of the site, informed by all previous assessment criteria.	Planning Officer's professional judgement
20b. Justification	The main i.e. most significant issues which informed the overall recommendation.	Planning Officer's professional judgement

8. Available Sites: Site Reports

- 8.1. A 'Site Report' has been prepared for each site submission, including sites received through the Call for Sites exercises, existing site allocations and sites with planning approval. Section 7 explains the content of the site reports.
- 8.2. Site reports are arranged alphabetically by settlement. Note that where a site is distinctly separate from a settlement, it is listed as being located in the 'open countryside'.
- 8.3. There are some instances of sites which adjoin a settlement, but are located in an adjacent parish. Sites are listed by the parish the site is located wholly, or mainly, in. It may therefore be helpful to refer to the interactive [SHELAA map](#)³⁵ on Fenland District Council's website to locate sites by settlement.
- 8.4. Table 26 lists all sites by parish/settlement.

Please note that some sites have been withdrawn and are not included in the SHELAA report. Please see Appendix 5 for more details.

- 8.5. Table 26: Index of Site Submissions

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Benwick CP	Benwick	40199	Sismey's Garage and Fields	C3 Dwellinghouses	E - Likely unsuitable
Benwick CP	Benwick	40206	Land Between and rear of 38a and 40 Ramsey Road	C3 Dwellinghouses	E - Likely unsuitable
Benwick CP	Benwick	40249	Land opposite Primary School	C3 Dwellinghouses	E - Likely unsuitable
Benwick CP	Benwick	40250	Land south of 16A Doddington Road	C3 Dwellinghouses	E - Likely unsuitable
Benwick CP	Benwick	40272	White Fen Farm	C3 Dwellinghouses	E - Likely unsuitable
Benwick CP	Benwick	40274	Land north east of 39B-43 Ramsey Road	Other	E - Likely unsuitable
Benwick CP	Benwick	40375	Land north of 17 Doddington Road	C3 Dwellinghouses	E - Likely unsuitable

³⁵ <https://www.fenland.gov.uk/article/14643>

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Benwick CP	Benwick	40429	Land south of Whittlesey Road	C3 Dwellinghouses	E - Likely unsuitable
Benwick CP	Benwick	40508	Farm Building Bank Farm	C3 Dwellinghouses	Other
Chatteris CP	Chatteris	40009	East Chatteris (strategic allocation)	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Chatteris CP	Chatteris	40010	South Chatteris (strategic allocation)	C3 Dwellinghouses	Superseded
Chatteris CP	Chatteris	40011	North Chatteris (broad location for growth)	C3 Dwellinghouses	E - Likely unsuitable
Chatteris CP	Chatteris	40013	Land East of Llanca	C3 Dwellinghouses	Completed site
Chatteris CP	Chatteris	40054	26 Bridge Street	C3 Dwellinghouses	A - Site with planning permission
Chatteris CP	Chatteris	40057	Land West Of 15 Fairbairn Way	C3 Dwellinghouses	A - Site with planning permission
Chatteris CP	Chatteris	40072	Land West And South Of 74 West Street	C3 Dwellinghouses	B - Potentially suitable
Chatteris CP	Open countryside	40114	Ferry Farm	C3 Dwellinghouses	D - Potentially unsuitable
Chatteris CP	Chatteris	40167	Land off Slade Way	C3 Dwellinghouses	D - Potentially unsuitable
Chatteris CP	Chatteris	40210	Land at 19 Blackmill Road	C3 Dwellinghouses	D - Potentially unsuitable
Chatteris CP	Chatteris	40211	Land south of Salisbury House, Blackmill Road	C3 Dwellinghouses	D - Potentially unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Chatteris CP	Chatteris	40248	Land off the A142	C3 Dwellinghouses	D - Potentially unsuitable
Chatteris CP	Chatteris	40284	Land off Wenny Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Chatteris CP	Chatteris	40288	Land Westside of Fenland Way	Other	B - Potentially suitable
Chatteris CP	Chatteris	40317	Land adjoining Huntingdon Road	C3 Dwellinghouses	D - Potentially unsuitable
Chatteris CP	Chatteris	40325	Land rear of 2-8 Gibside	C3 Dwellinghouses	B - Potentially suitable
Chatteris CP	Chatteris	40326	Land East of 80 The Elms	C3 Dwellinghouses	B - Potentially suitable
Chatteris CP	Chatteris	40327	South Fens Enterprise Park	Employment	B - Potentially suitable
Chatteris CP	Chatteris	40367	Womb Farm	C3 Dwellinghouses	A - Site with planning permission
Chatteris CP	Chatteris	40384	Land South of Chatteris	Other	A - Site with planning permission
Chatteris CP	Chatteris	40388	Suttons Performance Packaging	Employment	Completed site
Chatteris CP	Chatteris	40403	Eclipse Scientific Group	Employment	A - Site with planning permission
Chatteris CP	Chatteris	40408	Land west of Fenton Way and East of Iretons Way	Other	A - Site with planning permission
Chatteris CP	Chatteris	40409	South West of Doddington Road	Office	A - Site with planning permission

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Chatteris CP	Chatteris	40416	Land at Wombfarm	Other	Superseded
Chatteris CP	Chatteris	40447	Womb Farm	Other	C - Suitability uncertain/mixed effects
Chatteris CP	Chatteris	40454	First Furlong Drove	Retail	D - Potentially unsuitable
Chatteris CP	Chatteris	40455	Honeysome Road	Retail	D - Potentially unsuitable
Chatteris CP	Chatteris	40456	Ireton's Way	Retail	D - Potentially unsuitable
Chatteris CP	Chatteris	40457	Fenton Way	Employment	D - Potentially unsuitable
Chatteris CP	Chatteris	40458	Fenton Way Mandleys	Retail	C - Suitability uncertain/mixed effects
Chatteris CP	Chatteris	40459	Short First Nightlayers	Retail	D - Potentially unsuitable
Chatteris CP	Chatteris	40464	Land rear of 86 West Street	Other	E - Likely unsuitable
Chatteris CP	Chatteris	40465	Little Acre Fen	Other	D - Potentially unsuitable
Chatteris CP	Chatteris	40466	84a West St	Other	E - Likely unsuitable
Chatteris CP	Chatteris	40467	West of Fairway Avenue	Other	E - Likely unsuitable
Chatteris CP	Chatteris	40491	Land off New Road	Employment	D - Potentially unsuitable
Chatteris CP	Chatteris	40497	Metalcraft Business Park	Other	B - Potentially suitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Chatteris CP	Chatteris	40499	Land on the west side of 92 London Road	C3 Dwellinghouses	B - Potentially suitable
Chatteris CP	Chatteris	40505	22 London Road	C3 Dwellinghouses	A - Site with planning permission
Chatteris CP	Chatteris	40519	Land east of 133 High Street	C3 Dwellinghouses	A - Site with planning permission
Chatteris CP	Chatteris	40539	Unit West Of Jacks	Other	A - Site with planning permission
Christchurch CP	Open countryside	40015	Land at Croft Country Club	C3 Dwellinghouses	Other
Christchurch CP	Christchurch	40028	Christchurch Memorial Hall	C3 Dwellinghouses	A - Site with planning permission
Christchurch CP	Christchurch	40059	CFC Disposals Ltd	C3 Dwellinghouses	A - Site with planning permission
Christchurch CP	Christchurch	40090	Land South West Of Syringa House	C3 Dwellinghouses	Below minimum threshold for allocation.
Christchurch CP	Christchurch	40136	Land to rear of Church Road	C3 Dwellinghouses	E - Likely unsuitable
Christchurch CP	Christchurch	40369	Land adjacent to the fern	C3 Dwellinghouses	D - Potentially unsuitable
Christchurch CP	Christchurch	40431	Green Lane	C3 Dwellinghouses	E - Likely unsuitable
Christchurch CP	Christchurch	40432	Church Road	C3 Dwellinghouses	E - Likely unsuitable
Christchurch CP	Christchurch	40463	Land north west Syringa House	C3 Dwellinghouses	B - Potentially suitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Doddington CP	Open countryside	40027	Fields End Water Caravan Park	C3 Dwellinghouses	Other
Doddington CP	Doddington	40069	Land West Of 17-37 Wood Street	C3 Dwellinghouses	Below minimum threshold for allocation.
Doddington CP	Doddington	40079	Land North And East Of 1-3 Wimblington Road	C3 Dwellinghouses	A - Site with planning permission
Doddington CP	Doddington	40092	Land East Of Askham Care Homes Ltd	C3 Dwellinghouses	Below minimum threshold for allocation.
Doddington CP	Doddington	40139	Land at to south of 4-40 Benwick Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Doddington CP	Doddington	40140	Land west of Turf Fen lane and south of Newgate St	C3 Dwellinghouses	D - Potentially unsuitable
Doddington CP	Doddington	40141	Land at Eastmoor Lane	Other	D - Potentially unsuitable
Doddington CP	Doddington	40142	Land south of Benwick Road	Other	D - Potentially unsuitable
Doddington CP	Doddington	40143	Land off Wood Street Ph3	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Doddington CP	Doddington	40144	Land East of Bevills Close and north of Eastmoor Lane	C3 Dwellinghouses	D - Potentially unsuitable
Doddington CP	Doddington	40173	Land off Wood St Ph2	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Doddington CP	Doddington	40202	Land North West Of 37 Wood Street	C3 Dwellinghouses	D - Potentially unsuitable
Doddington CP	Doddington	40205	Land North East of No. 2 Ingles Lane	C3 Dwellinghouses	D - Potentially unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Doddington CP	Doddington	40218	Land to South and East of Norbrowne Hospital Road	C3 Dwellinghouses	D - Potentially unsuitable
Doddington CP	Doddington	40235	Land north of Benwick Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Doddington CP	Benwick	40275	Land to the west of 34 to 47 Doddington Road	C3 Dwellinghouses	E - Likely unsuitable
Doddington CP	Doddington	40349	Land east of the Manor Estate	C3 Dwellinghouses	D - Potentially unsuitable
Doddington CP	Doddington	40350	Land east of Witchford Close	C3 Dwellinghouses	D - Potentially unsuitable
Doddington CP	Doddington	40352	Land to the west of the A141 (Isle of Ely Way)	Other	D - Potentially unsuitable
Doddington CP	Doddington	40426	Land south of Benwick Road	C3 Dwellinghouses	B - Potentially suitable
Doddington CP	Doddington	40427	Land south of Wimblington Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Doddington CP	Doddington	40444	28 Wimblington Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Doddington CP	Doddington	40445	May Meadows Estate	C3 Dwellinghouses	D - Potentially unsuitable
Doddington CP	Doddington	40450	Slaves Hill	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Doddington CP	Doddington	40453	Land west of 35 New Street	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Elm CP	Elm	40053	33 And Land North Of 17-31	C3 Dwellinghouses	A - Site with planning permission
Elm CP	Open countryside	40055	Stags Holt Farm	C3 Dwellinghouses	Other

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Elm CP	Elm	40083	Land West Of Cedar Way Accessed From Grove Gardens	C3 Dwellinghouses	A - Site with planning permission
Elm CP	Friday Bridge	40106	Land to the south of Needham Road Cottages	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Coldham	40107	Chapel Cottage	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Friday Bridge	40127	Well End	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Elm CP	Coldham	40135	Land north of March Road	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Collet's Bridge	40137	Collett's Bridge Lane	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Elm CP	Rings End	40241	6 March Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Elm CP	Friday Bridge	40293	Land fronting onto Maltmas Drove	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Friday Bridge	40296	Well End Farm	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Friday Bridge	40305	Land at Rookery Farm	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Elm CP	Elm	40306	Land at Greeves Farm	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Friday Bridge	40310	Land east of Maltmas Drove	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Friday Bridge	40319	Land East of Flint Way	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Elm CP	Elm	40322	Land North of Begdale Road	C3 Dwellinghouses	D - Potentially unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Elm CP	Collet's Bridge	40361	Land west of Collett's Bridge Lane	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Open countryside	40468	Coldham Wind Farm	Sui-generis	B - Potentially suitable
Elm CP	Open countryside	40469	Land adjacent to Graysmoor Drove	Sui-generis	D - Potentially unsuitable
Elm CP	Elm	40470	Hauler's Yard	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Friday Bridge	40472	Land north of Bar Drove/ Needham Bank	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Friday Bridge	40473	Land north of Bar Drove/ Needham Bank	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Collet's Bridge	40474	Land at Outwell Road	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Elm	40476	Land at Atkinsons Lane	C3 Dwellinghouses	D - Potentially unsuitable
Elm CP	Open countryside	40520	Land North West Of Nemphlar Begdale Road	Gypsy & Traveller Pitches	A - Site with planning permission
Gorefield CP	Gorefield	40104	Land at Gote Lane	C3 Dwellinghouses	D - Potentially unsuitable
Gorefield CP	Gorefield	40138	Land adjacent to East View	C3 Dwellinghouses	D - Potentially unsuitable
Gorefield CP	Gorefield	40329	Land to rear of 21-31 Churchill Road	C3 Dwellinghouses	D - Potentially unsuitable
Gorefield CP	Open countryside	40359	Land South of Goredike Bank	C3 Dwellinghouses	E - Likely unsuitable
Gorefield CP	Gorefield	40514	Land North Of 3A-15	C3 Dwellinghouses	A - Site with planning permission

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Gorefield CP	Gorefield	40521	Dennicks Yard Back Road	C3 Dwellinghouses	A - Site with planning permission
Leverington CP	Wisbech	40026	55 The Chase	C3 Dwellinghouses	Superseded
Leverington CP	Wisbech	40067	Land East Of 88 Sutton Road	C3 Dwellinghouses	A - Site with planning permission
Leverington CP	Leverington	40088	Land North Of 118-124 Leverington Common	C3 Dwellinghouses	Completed site
Leverington CP	Leverington	40124	Land South of Dowgate Road	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Wisbech	40128	Land east of Sutton Road	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Leverington	40129	Land east of Pope's Lane	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Leverington	40130	Leverington Common	C3 Dwellinghouses	D - Potentially unsuitable
Leverington CP	Leverington	40131	Land Rear of 8-32 Church Road	C3 Dwellinghouses	D - Potentially unsuitable
Leverington CP	Leverington	40132	Land east of The Ridge, Church End	C3 Dwellinghouses	D - Potentially unsuitable
Leverington CP	Leverington	40133	Land east of Woodgate Road	C3 Dwellinghouses	B - Potentially suitable
Leverington CP	Wisbech	40165	Land West of River Terrace	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Wisbech	40227	Land at 113 Sutton Road	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Leverington CP	Wisbech	40256	Land to the rear of Glendon Gardens	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Leverington	40353	Land West of Ringers Lane	C3 Dwellinghouses	D - Potentially unsuitable
Leverington CP	Open countryside	40354	Land west of Sutton Road	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Open countryside	40355	Land North of Parsons Drove Lane	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Open countryside	40356	Land East of Sutton Road	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Wisbech	40357	Land East of Sutton Road	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Leverington	40373	Littlechild & Sons Ltd	Other	D - Potentially unsuitable
Leverington CP	Wisbech	40378	Land West Of 116 - 124	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Wisbech	40379	V2 of Land West Of 116 - 124 Sutton Road	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Leverington	40414	Sunnyside, Mays Lane	Employment	Completed site
Leverington CP	Wisbech	40475	Land at Sutton Road/ Parson Drove Lane	C3 Dwellinghouses	E - Likely unsuitable
Leverington CP	Leverington	40498	Land to the east of the Roman Bank	Other	D - Potentially unsuitable
Leverington CP	Wisbech	40503	Land north East of 53 The Chase	C3 Dwellinghouses	A - Site with planning permission

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Manea CP	Open countryside	40014	Land at The Ship Inn	C3 Dwellinghouses	Other
Manea CP	Manea	40018	Former 96 Westfield Rd	C3 Dwellinghouses	Below minimum threshold for allocation.
Manea CP	Manea	40024	Land North of 55A Station Road	C3 Dwellinghouses	Completed site
Manea CP	Manea	40034	Land South of 49-49A High Street	C3 Dwellinghouses	Below minimum threshold for allocation.
Manea CP	Manea	40035	35 Westfield Road	C3 Dwellinghouses	Below minimum threshold for allocation.
Manea CP	Manea	40038	Land North Of 28 - 30 High Street	C3 Dwellinghouses	A - Site with planning permission
Manea CP	Manea	40048	Lavender Mill Bungalow	C3 Dwellinghouses	A - Site with planning permission
Manea CP	Manea	40051	26 Teachers Close	C3 Dwellinghouses	Completed site
Manea CP	Manea	40076	Land East Of 11 - 21 Park Road	C3 Dwellinghouses	A - Site with planning permission
Manea CP	Manea	40125	Land rear of 37a + 37b Westfield Road	C3 Dwellinghouses	Below minimum threshold for allocation.
Manea CP	Manea	40176	Land at Station Road	C3 Dwellinghouses	E - Likely unsuitable
Manea CP	Manea	40177	Land at Station Road / Wisbech Road	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Manea CP	Manea	40178	Land at Station Road - opposite Station	Other	E - Likely unsuitable
Manea CP	Manea	40179	Land to rear of 20a Station Road	C3 Dwellinghouses	D - Potentially unsuitable
Manea CP	Manea	40180	Land at Straight Road	C3 Dwellinghouses	E - Likely unsuitable
Manea CP	Manea	40181	Land to rear of 104-110 Westfield Road	C3 Dwellinghouses	E - Likely unsuitable
Manea CP	Manea	40182	Pig Farm, Station Road	C3 Dwellinghouses	E - Likely unsuitable
Manea CP	Manea	40185	Land to rear of No.15 Westfield Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Manea CP	Manea	40223	West Field	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Manea CP	Manea	40287	Land North of Glebe Close	C3 Dwellinghouses	D - Potentially unsuitable
Manea CP	Manea	40289	Land at 48 Station Road	C3 Dwellinghouses	D - Potentially unsuitable
Manea CP	Manea	40304	Land at Bearts Farm	C3 Dwellinghouses	D - Potentially unsuitable
Manea CP	Manea	40479	Land at Manea Road	C3 Dwellinghouses	E - Likely unsuitable
Manea CP	Manea	40522	18 Westfield Road	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40005	South-east March (strategic allocation)	C3 Dwellinghouses	C - Suitability uncertain/mixed effects

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
March CP	March	40006	South-west March (broad location for growth)	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40007	West March (strategic allocation)	C3 Dwellinghouses	B - Potentially suitable
March CP	March	40008	March Trading Estate (broad location for growth)	Employment	B - Potentially suitable
March CP	March	40020	Land West of Old Council Depot	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40031	Site Of Former Kingswood Park Residential Home	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40036	Land East of Davern Workwear Ltd	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40037	Davern Workwear Ltd	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40039	Land South West Of Queen Street Close	C3 Dwellinghouses	permission lapsed
March CP	March	40040	Land South Of 710 Whittlesey Road	C3 Dwellinghouses	Below minimum threshold for allocation.
March CP	March	40041	Land East Of Berryfield	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40043	Land Rear Of 36 High Street	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40044	Land South East Of Orchard Lodge	C3 Dwellinghouses	Below minimum threshold for allocation.

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
March CP	March	40050	Former Highways Depot	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40052	321 Wisbech Road	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40068	The Resource Centre	C3 Dwellinghouses	Other
March CP	March	40073	Site Of Former Gas Distribution Centre	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40077	Land North Of The Green And North Of 145-159 Wisbech Road	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40082	Land North And West Of Elliott Lodge	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40084	Land South Of 31-33 Lake Close	C3 Dwellinghouses	Completed site
March CP	March	40093	Land North West Of 12 Knights End Road	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40094	North Of 9 Gas Road	C3 Dwellinghouses	Completed site
March CP	March	40095	33 Gaul Road	C3 Dwellinghouses	Completed site
March CP	March	40096	The Old School House	C3 Dwellinghouses	Other
March CP	March	40097	Grassfield	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40105	Rear of 131-137 Upwell Road	C3 Dwellinghouses	A - Site with planning permission

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
March CP	March	40115	Land at Mill Hill	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40123	Hardimann Autos	C3 Dwellinghouses	E - Likely unsuitable
March CP	March	40126	Land east of Berryfield	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
March CP	March	40183	Land at Brownlows Yard (Site 1)	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40184	Land at Brownlows Yard (Site 2)	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40190	Land to the rear of number 81	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
March CP	March	40194	Land Southeast of 433 Wisbech Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
March CP	March	40195	Land North of Hostmoor Estate and East of Wisbech Road	Employment	B - Potentially suitable
March CP	March	40212	Land West of Wisbech Road	C3 Dwellinghouses	E - Likely unsuitable
March CP	March	40234	Land north of Upwell Road	C3 Dwellinghouses	E - Likely unsuitable
March CP	March	40245	Land at Melbourne Avenue	Other	D - Potentially unsuitable
March CP	March	40246	Land to the rear of Tescos	Other	B - Potentially suitable
March CP	March	40252	Land north east of March	C3 Dwellinghouses	B - Potentially suitable
March CP	March	40253	Land east of Elm Road	C3 Dwellinghouses	D - Potentially unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
March CP	March	40257	Land to the South of 139 Wimblington Road	C3 Dwellinghouses	E - Likely unsuitable
March CP	March	40262	Area behind high street shops directly south of the river in March	Other	B - Potentially suitable
March CP	March	40263	Land to the west of Hereward Hall	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40264	Land to the east of Norwood Road	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40266	Opportunity Site - Area directly south of the station in March	Other	D - Potentially unsuitable
March CP	March	40271	Land west of 180-186 Elm Road	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40276	Land north of Mill Hill Garage	Employment	D - Potentially unsuitable
March CP	March	40277	March Almshouse	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40280	North of Knights End Road	C3 Dwellinghouses	B - Potentially suitable
March CP	March	40281	Land to the West of the Isle of Ely Way	Other	C - Suitability uncertain/mixed effects
March CP	March	40282	South East March	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
March CP	March	40283	Land off Gaul Road	C3 Dwellinghouses	E - Likely unsuitable
March CP	March	40285	Land north of Knight's End Road and East of the A141	C3 Dwellinghouses	B - Potentially suitable
March CP	March	40286	Land North of Isle of Ely Way	Other	D - Potentially unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
March CP	March	40290	Westry Retail Park	Restaurants & cafes	A - Site with planning permission
March CP	March	40309	Flagrass Hill Farm	C3 Dwellinghouses	D - Potentially unsuitable
March CP	Open countryside	40313	Land at Trinity Farm	Other	E - Likely unsuitable
March CP	March	40314	Land at Kingswood Park	C3 Dwellinghouses	B - Potentially suitable
March CP	March	40315	Hereward Hall	Other	B - Potentially suitable
March CP	March	40316	Queen's Street Close Car Park	C3 Dwellinghouses	B - Potentially suitable
March CP	March	40330	Land between 51-53 Grounds Avenue	C3 Dwellinghouses	Below minimum threshold for allocation.
March CP	March	40331	Land between 2-3 East Close	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40332	Land rear of 46-94 Russell Avenue	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40333	Land rear of 101-139 Wimblington Road	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40351	Land to the north-west of the Mill Hill Roundabout	Employment	D - Potentially unsuitable
March CP	March	40382	Land south of Knight's End Road and West of Wimblington Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
March CP	March	40386	Freedom Motorcycles, Mill View	Employment	A - Site with planning permission

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
March CP	March	40390	Land west of 30, Thorby Avenue	Employment	Completed site
March CP	March	40393	Land west of Roll out the Red	Other	A - Site with planning permission
March CP	March	40395	Land And Buildings At Glenthorn Farm,	Employment	Completed site
March CP	March	40396	Land North Of 305 Wisbech Road	Employment	Completed site
March CP	March	40404	Agrihold Farm Machinery UK Ltd, 1, Martin Avenue	Employment	A - Site with planning permission
March CP	March	40411	Land North Of 57, Thorby Avenue	Other	A - Site with planning permission
March CP	March	40420	March Cold Stores Limited 20 - 24 Marwick Road	Employment	A - Site with planning permission
March CP	March	40428	March St Mary Glebe	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40430	Westry Hall	Other	C - Suitability uncertain/mixed effects
March CP	March	40434	Land fronting Elm Road and south and west of Highfield House	C3 Dwellinghouses	B - Potentially suitable
March CP	March	40441	Land on north side of Whitemoor Road	C3 Dwellinghouses	E - Likely unsuitable
March CP	March	40442	Part of South East March (Strategic Allocation)	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
March CP	March	40446	Land west of 85 Wimblington Road	Other	C - Suitability uncertain/mixed effects

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
March CP	March	40449	Creek Road	Other	E - Likely unsuitable
March CP	March	40452	Land off Linwood Lane	Other	C - Suitability uncertain/mixed effects
March CP	March	40461	Upwell Road	Other	D - Potentially unsuitable
March CP	March	40478	Creek Farm	C3 Dwellinghouses	E - Likely unsuitable
March CP	March	40480	Units 1-3 Hostmoor Avenue and 1 Martin Avenue	Other	B - Potentially suitable
March CP	March	40483	Land west of 180 to 186 Elm Road	C3 Dwellinghouses	D - Potentially unsuitable
March CP	March	40485	Smith Land west of March	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
March CP	March	40490	Melbourne Avenue	Other	D - Potentially unsuitable
March CP	March	40495	Land to the rear of Tescos	Other	E - Likely unsuitable
March CP	March	40510	34 Station Road	C3 Dwellinghouses	Other
March CP	March	40511	Nelson House, 22 Norwood Road	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40512	Land East Of 3, Woodville Drive	C3 Dwellinghouses	Below minimum threshold for allocation.

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
March CP	March	40516	Old School House	C3 Dwellinghouses	Other
March CP	March	40517	15 Station Road	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40523	72 - 74 High Street	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40524	W H Feltham And Son Cawood Close	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40525	Land South West Of 1 To 23 Springfield Avenue	C3 Dwellinghouses	A - Site with planning permission
March CP	March	40535	Gaul Farm Industrial Units	Employment	A - Site with planning permission
March CP	March	40540	38 Whittlesey Road	Employment	A - Site with planning permission
March CP	March	40541	Coleseed Business Complex	Employment	A - Site with planning permission
Newton-in-the-Isle CP	Newton	40101	Rookery Farm	Other	E - Likely unsuitable
Newton-in-the-Isle CP	Newton	40102	Land adjacent High Road	C3 Dwellinghouses	E - Likely unsuitable
Newton-in-the-Isle CP	Newton	40149	Land at High Road	C3 Dwellinghouses	D - Potentially unsuitable
Newton-in-the-Isle CP	Newton	40191	Land adjacent to 156	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Newton-in-the-Isle CP	Newton	40192	Land adjacent to High Trees	C3 Dwellinghouses	D - Potentially unsuitable
Newton-in-the-Isle CP	Open countryside	40221	Site adj Charity Farm	C3 Dwellinghouses	E - Likely unsuitable
Newton-in-the-Isle CP	Open countryside	40358	Land West of Cross Drove	C3 Dwellinghouses	E - Likely unsuitable
Newton-in-the-Isle CP	Open countryside	40360	Seaford Farm	Other	E - Likely unsuitable
Newton-in-the-Isle CP	Newton	40368	Land adjoining Parrock View	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Newton-in-the-Isle CP	Newton	40381	Land east of Sorrento	C3 Dwellinghouses	E - Likely unsuitable
Newton-in-the-Isle CP	Newton	40383	Land to the north of the B1165 High Road	C3 Dwellinghouses	D - Potentially unsuitable
Newton-in-the-Isle CP	Newton	40533	Land South Of Newberry Roman Bank	Employment	A - Site with planning permission
Parson Drove CP	Parson Drove	40100	222 Glebe Villa	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Murrow	40148	Land at Murrow Bank	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Parson Drove	40166	Farm Yard/Grain store South of Main Road	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Parson Drove	40203	Land rear of The Bank	Other	D - Potentially unsuitable
Parson Drove CP	Murrow	40204	Seadyke Bank	Gypsy & Traveller Pitches	E - Likely unsuitable
Parson Drove CP	Parson Drove	40224	Land south of Brewery Close and Ingham Hall Gardens	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Parson Drove CP	Murrow	40231	Land west of Murrow Bank	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Murrow	40247	Land off The Bank	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Parson Drove	40260	Land north of Fen Road	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Parson Drove	40261	Land east of Long Drove	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Church End	40292	Land at Cranfield Farm	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Church End	40297	Land at Woad Mills Farm	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Parson Drove	40302	Land at Swanbridge Farm	C3 Dwellinghouses	B - Potentially suitable
Parson Drove CP	Parson Drove	40320	Frontage Land East of Silver Lane	C3 Dwellinghouses	D - Potentially unsuitable
Parson Drove CP	Parson Drove	40433	Land north of Fen Road	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Parson Drove	40436	Land south of Main Road	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Parson Drove	40437	Land north of Main Road	C3 Dwellinghouses	D - Potentially unsuitable
Parson Drove CP	Parson Drove	40438	Land west of Sealey's Lane	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Parson Drove	40439	Land at Henlow Farm	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Murrow	40440	Land north of 149 Back Road	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Parson Drove CP	Parson Drove	40451	Land south of Brewery Close and Ingham Hall Gardens	C3 Dwellinghouses	D - Potentially unsuitable
Parson Drove CP	Parson Drove	40460	Land at The Bank	C3 Dwellinghouses	E - Likely unsuitable
Parson Drove CP	Parson Drove	40504	Land east of The Silverings 114	C3 Dwellinghouses	A - Site with planning permission
Tydd St Giles CP	Tydd St Giles	40029	Phase 2 Land North Of Potential House	C3 Dwellinghouses	Other
Tydd St Giles CP	Tydd St Giles	40032	Tydd St. Giles Golf & Leisure Centre	C3 Dwellinghouses	Other
Tydd St Giles CP	Tydd St Giles	40047	Tydd St Giles Golf And Leisure Centre	C3 Dwellinghouses	Other
Tydd St Giles CP	Open countryside	40080	Parklands	C3 Dwellinghouses	Other
Tydd St Giles CP	Tydd St Giles	40098	Land adj housing development	C3 Dwellinghouses	E - Likely unsuitable
Tydd St Giles CP	Foul Anchor	40113	Paddock at Foul Anchor	C3 Dwellinghouses	E - Likely unsuitable
Tydd St Giles CP	Tydd St Giles	40146	Land off High Broadgate	C3 Dwellinghouses	D - Potentially unsuitable
Tydd St Giles CP	Tydd St Giles	40153	Carveley's Lane	C3 Dwellinghouses	E - Likely unsuitable
Tydd St Giles CP	Tydd Gote	40154	Land west of Greenacres	C3 Dwellinghouses	D - Potentially unsuitable
Tydd St Giles CP	Tydd St Giles	40155	Land south of Newgate/ west of Church Lane	C3 Dwellinghouses	E - Likely unsuitable
Tydd St Giles CP	Tydd St Giles	40156	Land at Hall Lane	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Tydd St Giles CP	Tydd St Giles	40193	Land East of Church Lane	C3 Dwellinghouses	E - Likely unsuitable
Tydd St Giles CP	Tydd Gote	40220	Site adj. Fruit Lodge	C3 Dwellinghouses	E - Likely unsuitable
Tydd St Giles CP	Foul Anchor	40222	Site at Salimar, Redgate Road	C3 Dwellinghouses	E - Likely unsuitable
Tydd St Giles CP	Tydd St Giles	40251	Land west of Church Lane	C3 Dwellinghouses	E - Likely unsuitable
Tydd St Giles CP	Tydd St Giles	40363	Church Lane plot	C3 Dwellinghouses	D - Potentially unsuitable
Tydd St Giles CP	Tydd St Giles	40364	Hockland Road plot	C3 Dwellinghouses	D - Potentially unsuitable
Tydd St Giles CP	Tydd St Giles	40365	Broad Drove East plot	C3 Dwellinghouses	E - Likely unsuitable
Tydd St Giles CP	Tydd St Giles	40377	Land South of Hockland Road	C3 Dwellinghouses	D - Potentially unsuitable
Tydd St Giles CP	Tydd St Giles	40448	High Broadgate / Hockland Road	C3 Dwellinghouses	D - Potentially unsuitable
Tydd St Giles CP	Tydd St Giles	40489	Land south and west of Chapel Lane	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Whittlesey	40012	North and south of Eastrea Road (strategic allocation)	C3 Dwellinghouses	A - Site with planning permission
Whittlesey CP	Eastrea	40033	Land South Of Jones Lane	C3 Dwellinghouses	A - Site with planning permission
Whittlesey CP	Whittlesey	40042	Land North Of Whittlesey East Of East Delph	C3 Dwellinghouses	A - Site with planning permission

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Whittlesey CP	Whittlesey	40046	289 Eastrea Road	C3 Dwellinghouses	A - Site with planning permission
Whittlesey CP	Whittlesey	40049	Land At Bassenhally Farm	C3 Dwellinghouses	A - Site with planning permission
Whittlesey CP	Whittlesey	40058	Site Of Former Eastfield Nursery	C3 Dwellinghouses	A - Site with planning permission
Whittlesey CP	Whittlesey	40065	Bricklayers Arms	C3 Dwellinghouses	Completed site
Whittlesey CP	Coates	40066	Land North West Of 162 Coates Road	C3 Dwellinghouses	Below minimum threshold for allocation.
Whittlesey CP	Coates	40070	Land South East Of 208 Coates Road	C3 Dwellinghouses	A - Site with planning permission
Whittlesey CP	Whittlesey	40071	Land North Of Snowley Park And Glenfields	C3 Dwellinghouses	Completed site
Whittlesey CP	Whittlesey	40075	Land North Of Sorrel Avenue	C3 Dwellinghouses	Completed site
Whittlesey CP	Whittlesey	40081	Westhaven Nursery	C3 Dwellinghouses	Completed site
Whittlesey CP	Whittlesey	40085	Phase 3 Land At Bassenhally Farm	C3 Dwellinghouses	A - Site with planning permission
Whittlesey CP	Whittlesey	40086	Land West Of 27 - 31 Cemetery Road	C3 Dwellinghouses	Below minimum threshold for allocation.
Whittlesey CP	Turves	40110	Land to the rear 460 March Road	C3 Dwellinghouses	E - Likely unsuitable
Whittlesey CP	Turves	40111	Land to the rear of 464 March Road	C3 Dwellinghouses	E - Likely unsuitable
Whittlesey CP	Turves	40112	Land at rear of 462 March Road	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Whittlesey CP	Eastrea	40117	Lake Drove	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Eastrea	40145	Land at Wype Road	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Whittlesey	40157	Land adjacent to Snoots Road	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Coates	40198	Minuet Phase 2	C3 Dwellinghouses	A - Site with planning permission
Whittlesey CP	Whittlesey	40209	Land parcel east of Ramsey Road	C3 Dwellinghouses	E - Likely unsuitable
Whittlesey CP	Eastrea	40225	Land north of Eastrea Road	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Whittlesey	40226	Land east of Drybread Road	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Eastrea	40233	Land south of 80 Coates Road	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Whittlesey	40237	Land off Eastrea Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Whittlesey CP	Coates	40254	Land to north of 161-213	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Eastrea	40258	Land South of Coates Road	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Eastrea	40259	Land rear of 127 Wype Road	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Coates	40265	Land north of March Road	C3 Dwellinghouses	D - Potentially unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Whittlesey CP	Whittlesey	40270	Land to the southwest of the proposed realignment of the A605 at Kings Dyke	Other	B - Potentially suitable
Whittlesey CP	Pondersbridge	40273	Land east of 216-226 Ramsey Road	C3 Dwellinghouses	E - Likely unsuitable
Whittlesey CP	Whittlesey	40291	Land to the south of Eastrea Road, Whittlesey (north of Gildenburgh Water)	Other	Superseded
Whittlesey CP	Whittlesey	40295	Part Manor Farm	Other	E - Likely unsuitable
Whittlesey CP	Whittlesey	40300	Land at Eastrea Road	C3 Dwellinghouses	B - Potentially suitable
Whittlesey CP	Coates	40321	Land East of Ben Burgess	Employment	B - Potentially suitable
Whittlesey CP	Coates	40328	Land South of 104-178 March Road	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Whittlesey	40334	Land rear of 2-16 Crescent Road	C3 Dwellinghouses	Below minimum threshold for allocation.
Whittlesey CP	Whittlesey	40335	Land rear of 98-112 Drybread Road	C3 Dwellinghouses	B - Potentially suitable
Whittlesey CP	Whittlesey	40336	Land adjacent Household waste recycling centre	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Whittlesey	40348	Land to the East and South of Drybread Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Whittlesey CP	Turves	40362	Land South of 464 March Road Turves	C3 Dwellinghouses	E - Likely unsuitable
Whittlesey CP	Eastrea	40372	Land south west of Wype Road	Other	D - Potentially unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Whittlesey CP	Eastrea	40376	Land South of Jones Lane	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Open countryside	40389	Unit 2 Benwick Road Industrial Estate	Office	Completed site
Whittlesey CP	Whittlesey	40399	R G E Engineering, 153 Station Road	Other	Completed site
Whittlesey CP	Whittlesey	40400	3, Station Road	Employment	Completed site
Whittlesey CP	Open countryside	40401	100, Ramsey Road	Employment	Completed site
Whittlesey CP	Whittlesey	40406	Ashley Industrial Estate	Other	Completed site
Whittlesey CP	Whittlesey	40413	Mccain Foods Gb Ltd, Funthams Lane	Employment	Completed site
Whittlesey CP	Whittlesey	40417	Lattersey Field, Benwick Road	Other	A - Site with planning permission
Whittlesey CP	Whittlesey	40419	30, Benwick Road	Employment	permission lapsed
Whittlesey CP	Whittlesey	40443	Land at Showfields	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Whittlesey CP	Pondersbridge	40462	Ramsey Road West	Other	E - Likely unsuitable
Whittlesey CP	Eastrea	40477	Land at Eastrea Road	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Open countryside	40484	Flint Farm Yard	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Whittlesey CP	Coates	40487	Land at Kingsland Farm	C3 Dwellinghouses	E - Likely unsuitable
Whittlesey CP	Whittlesey	40501	Landscaped unused site, Church Street	C3 Dwellinghouses	D - Potentially unsuitable
Whittlesey CP	Whittlesey	40502	Vacant site, Kings Dyke	Other	A - Site with planning permission
Whittlesey CP	Whittlesey	40526	158 Stonald Road	C3 Dwellinghouses	A - Site with planning permission
Whittlesey CP	Whittlesey	40527	Land North And South Of Grosvenor House Grosvenor Road	Other	A - Site with planning permission
Whittlesey CP	Whittlesey	40528	Land West Of 36 Peterborough Road	C3 Dwellinghouses	A - Site with planning permission
Whittlesey CP	Whittlesey	40532	Land North East Of 1 Ashley Industrial Estate 241 Station Road	Employment	A - Site with planning permission
Wimblington CP	Wimblington	40060	Land East Of 38 March Road	C3 Dwellinghouses	A - Site with planning permission
Wimblington CP	Wimblington	40061	Land East Of 38 March Road	C3 Dwellinghouses	Below minimum threshold for allocation.
Wimblington CP	Wimblington	40074	Land North Of 37 - 45 King Street	C3 Dwellinghouses	A - Site with planning permission
Wimblington CP	Wimblington	40087	Land North Of 3A - 9 Bridge Lane	C3 Dwellinghouses	A - Site with planning permission
Wimblington CP	Wimblington	40151	Land at Blue Lane	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Wimblington CP	Wimblington	40152	Land north of King St	C3 Dwellinghouses	C - Suitability uncertain/mixed effects

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wimblington CP	Wimblington	40189	Land to the rear of 2b and 2c	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40200	Land East of 12 Eastwood End	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40214	Nixhill Farm	Office	E - Likely unsuitable
Wimblington CP	Wimblington	40215	Land south of Bridge Lane	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40217	Land south of Bridge Lane	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40229	Land at Sparrow Lane	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40232	Land south of Addison Road, east of Doddington Road	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40278	Land east of March Road	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Wimblington CP	Open countryside	40308	Land east of Sixteen Foot Bank, Stonea	C3 Dwellinghouses	E - Likely unsuitable
Wimblington CP	Open countryside	40311	Land at Stitches Farm	Other	E - Likely unsuitable
Wimblington CP	Open countryside	40312	Land at Stonebridge Farm	Other	E - Likely unsuitable
Wimblington CP	Wimblington	40324	Land at Roundabout Farm	Other	C - Suitability uncertain/mixed effects
Wimblington CP	Wimblington	40370	Land at 17 Eastwood Road	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40374	Land north of 47 King Street	C3 Dwellinghouses	D - Potentially unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wimblington CP	Wimblington	40380	Land opposite Coney Walk in Blue Lane	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Wimblington CP	Wimblington	40397	Law Fertilisers Ltd	Other	Completed site
Wimblington CP	Wimblington	40421	Skylark Garden Centre And Country Store	Office	permission lapsed
Wimblington CP	Wimblington	40471	Land north of Blue Lane	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40481	Land south of Hook House	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40482	Hook House	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40488	Land north of Bridge Lane	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40496	Land at 16 Bridge Lane	C3 Dwellinghouses	D - Potentially unsuitable
Wimblington CP	Wimblington	40507	Land east of 38 March Road	C3 Dwellinghouses	Completed site
Wimblington CP	Wimblington	40529	Land North Of Stoneleigh 22A Eaton Estate	C3 Dwellinghouses	A - Site with planning permission
Wisbech CP	Wisbech	40001	East Wisbech (strategic allocation)	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Wisbech CP	Wisbech	40002	South Wisbech (broad location for growth)	Other	C - Suitability uncertain/mixed effects
Wisbech CP	Wisbech	40003	West Wisbech (broad location for growth)	C3 Dwellinghouses	E - Likely unsuitable

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Wisbech CP	Wisbech	40004	Nene Waterfront and Port (broad location for growth)	Other	C - Suitability uncertain/mixed effects
Wisbech CP	Wisbech	40017	Land at 35 North End	C3 Dwellinghouses	A - Site with planning permission
Wisbech CP	Wisbech	40021	The Bell	C3 Dwellinghouses	Completed site
Wisbech CP	Wisbech	40022	Aware House Learning Development Aids Ltd	C3 Dwellinghouses	A - Site with planning permission
Wisbech CP	Wisbech	40023	Fenland Park	C3 Dwellinghouses	Completed site
Wisbech CP	Wisbech	40025	Land East Of 46 Old Lynn Road	C3 Dwellinghouses	A - Site with planning permission
Wisbech CP	Wisbech	40056	The College Of West Anglia	C3 Dwellinghouses	A - Site with planning permission
Wisbech CP	Wisbech	40063	First Floor And Second Floor 2 Market Street	C3 Dwellinghouses	Other
Wisbech CP	Wisbech	40089	Land West Of 114 - 116 Elm Road	C3 Dwellinghouses	Below minimum threshold for allocation.
Wisbech CP	Wisbech	40091	9 - 15 Orange Grove	C3 Dwellinghouses	Completed site
Wisbech CP	Wisbech	40116	Harecroft Farm, Harecroft Road	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Open countryside	40118	Land east of Rosebrook	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40119	Land at 241 North Brink	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wisbech CP	Wisbech	40120	Land to the north of Barton Road	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech CP	Wisbech	40121	Land to the south of Barton Road	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech CP	Wisbech	40122	Land to the east of Barton Road/Mile Tree Lane	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech CP	Wisbech	40158	Land at Meadowgate	C3 Dwellinghouses	A - Site with planning permission
Wisbech CP	Wisbech	40159	Wisbech East BCP	Other	Superseded
Wisbech CP	Wisbech	40160	Land at White Hall	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40161	Land at Magazine Lane / Cox Lane	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40162	Land north of Thornlands	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40163	Chrysanthemum House	C2 Residential institutions	A - Site with planning permission
Wisbech CP	Wisbech	40164	Land to south of Magazine Lane	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40186	The Austin Farm Orchards	Other	D - Potentially unsuitable
Wisbech CP	Wisbech	40187	The New Drove Orchards	Other	C - Suitability uncertain/mixed effects
Wisbech CP	Wisbech	40188	Land r/o Harecroft Road	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wisbech CP	Wisbech	40196	Wisbech Gateway	Other	B - Potentially suitable
Wisbech CP	Wisbech	40197	West Wisbech BCP Area	Other	E - Likely unsuitable
Wisbech CP	Wisbech	40208	Land at North Brink	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40213	Land at Quaker Lane and Stow Lane	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech CP	Wisbech	40228	Land at Inglescombe Nurseries	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech CP	Wisbech	40236	Waverley Nursery	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40239	Land west of Orchard Lodge	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech CP	Wisbech	40240	Land at 85 Harecroft Road	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40244	Land on the east side of Stow Lane	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech CP	Wisbech	40255	Land at Kinderley Road	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40269	Land north of Barton Road	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40279	Land parcels off Cromwell Road	Other	E - Likely unsuitable
Wisbech CP	Wisbech	40298	Land at Cranwell Farm	Other	E - Likely unsuitable
Wisbech CP	Wisbech	40299	Land East of Gadd's Lane and North of Barton Road	C3 Dwellinghouses	D - Potentially unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wisbech CP	Leverington	40301	Land at Cranwell Farm	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech CP	Wisbech	40318	Queen Mary Community Centre	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40323	Land adjacent to Oasis Centre	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40337	Site at 5 North Street	Other	C - Suitability uncertain/mixed effects
Wisbech CP	Wisbech	40338	Nene Waterfront	Other	C - Suitability uncertain/mixed effects
Wisbech CP	Wisbech	40339	Land West of Cricketers Way	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40340	Land North of The Gables	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40341	Land at junction of Coalwharf Road & South Brink	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40342	Land North of 10 Newbridge Lane (serviced) aka Great Boleness Field	Employment	B - Potentially suitable
Wisbech CP	Wisbech	40343	Land West of 10 Newbridge Lane (unserviced)	Employment	B - Potentially suitable
Wisbech CP	Wisbech	40344	Land South of 10 Newbridge Lane (unserviced) aka Potty Plants	Employment	B - Potentially suitable
Wisbech CP	Wisbech	40345	Land West of Halfpenny Lane	Employment	B - Potentially suitable
Wisbech CP	Wisbech	40346	Land North of Cox's Lane	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wisbech CP	Wisbech	40347	Land North of Cox's Lane	C3 Dwellinghouses	E - Likely unsuitable
Wisbech CP	Wisbech	40366	Former Pike Textiles	C3 Dwellinghouses	A - Site with planning permission
Wisbech CP	Wisbech	40371	Land off Halfpenny Lane	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Wisbech CP	Wisbech	40385	Aura Truck, Barton Road	Employment	Below minimum threshold for allocation.
Wisbech CP	Wisbech	40387	24, Enterprise Way	Employment	Below minimum threshold for allocation.
Wisbech CP	Wisbech	40391	Maha Uk Limited,	Employment	permission lapsed
Wisbech CP	Wisbech	40392	Icon Engineering (Wisbech) Ltd	Employment	Completed site
Wisbech CP	Wisbech	40394	Land South East Of Porters Depot,	Employment	Completed site
Wisbech CP	Wisbech	40398	Plot 4 Land South West of 47 Algores Way	Employment	A - Site with planning permission
Wisbech CP	Wisbech	40402	Land South Of Foster Business Park, 79, Boleness Road	Other	A - Site with planning permission
Wisbech CP	Wisbech	40405	Port Of Wisbech Ltd, Nene Parade	Employment	Completed site
Wisbech CP	Wisbech	40407	The Secret Garden Touring Park, Mile Tree Lane	Office	Completed site

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wisbech CP	Wisbech	40410	Priden Engineering Ltd, 20 - 22, Algores Way	Other	Completed site
Wisbech CP	Wisbech	40412	Land At Junction Of A47 & Cromwell Road	Other	A - Site with planning permission
Wisbech CP	Wisbech	40415	H L Hutchinson Ltd, Weasenham Lane	Office	A - Site with planning permission
Wisbech CP	Wisbech	40418	19, Gordon Court	Employment	Completed site
Wisbech CP	Wisbech	40500	Land South of 10, The Bungalow, Newbridge Lane	Employment	B - Potentially suitable
Wisbech CP	Wisbech	40506	11-12 High Street	C3 Dwellinghouses	A - Site with planning permission
Wisbech CP	Wisbech	40509	Wisbech Vehicle Exchange	C3 Dwellinghouses	A - Site with planning permission
Wisbech CP	Wisbech	40513	Site Of Old British Gas Depot	C3 Dwellinghouses	A - Site with planning permission
Wisbech CP	Wisbech	40515	2 Victoria Road	C3 Dwellinghouses	Below minimum threshold for allocation.
Wisbech CP	Wisbech	40530	134A Ramnoth Road	C3 Dwellinghouses	A - Site with planning permission

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wisbech CP	Wisbech	40534	Land South East Of Burrall Plas Tec Limited Cromwell Road	Employment	A - Site with planning permission
Wisbech CP	Wisbech	40536	Land North East Of 25 Cromwell Road	Other	A - Site with planning permission
Wisbech CP	Wisbech	40537	Storage Building At Dagless Limited Land North Of Brigstock Road	Employment	A - Site with planning permission
Wisbech CP	Wisbech	40538	11 Europa Way	Employment	A - Site with planning permission
Wisbech St Mary CP	Wisbech St Mary	40016	Sayers Field	C3 Dwellinghouses	Below minimum threshold for allocation.
Wisbech St Mary CP	Murrow	40019	Site at Willowcroft Fish Farm	C3 Dwellinghouses	Other
Wisbech St Mary CP	Guyhirn	40030	Greenacre	C3 Dwellinghouses	Below minimum threshold for allocation.
Wisbech St Mary CP	Wisbech St Mary	40045	Land North Of Orchard House	C3 Dwellinghouses	A - Site with planning permission
Wisbech St Mary CP	Wisbech St Mary	40062	Land North East Of Lakeside Manor	C3 Dwellinghouses	Other
Wisbech St Mary CP	Guyhirn	40064	The Orchards Fruit Farm	C3 Dwellinghouses	Other
Wisbech St Mary CP	Wisbech St Mary	40078	Land North Of Orchard House	C3 Dwellinghouses	Superseded

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wisbech St Mary CP	Guyhirn	40099	Guyhirn Gull	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech St Mary CP	Wisbech St Mary	40103	Trafford Farm	Other	D - Potentially unsuitable
Wisbech St Mary CP	Guyhirn	40108	Land north of Thornbury House	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Wisbech St Mary	40109	Land north of Thornbury House (frontage)	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Guyhirn	40134	Pitt Farm	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Guyhirn	40147	Land at Gull Drove	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech St Mary CP	Murrow	40150	Front Road	C3 Dwellinghouses	B - Potentially suitable
Wisbech St Mary CP	Wisbech St Mary	40168	Wingfield	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech St Mary CP	Wisbech St Mary	40169	Land north of Chapel Ave.	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Wisbech St Mary	40170	Land south of High Road	C3 Dwellinghouses	D - Potentially unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wisbech St Mary CP	Wisbech St Mary	40171	Land at Sunset, Station Road	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech St Mary CP	Wisbech St Mary	40172	Land south east of the Poplars, Bevis Lane	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Wisbech St Mary	40174	Bevis Lane	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech St Mary CP	Guyhirn	40175	Land north of Nene Court	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Wisbech St Mary	40201	Field to the rear of Hollycroft	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Guyhirn	40207	Land to the rear of Neneside	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Wisbech St Mary CP	Guyhirn	40216	Lane South East of Dove Cottage, Gull Road	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Murrow	40219	Land west of Station Avenue	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Guyhirn	40230	Lane west of Gull Road	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech St Mary CP	Guyhirn	40238	Land at 12 High Road	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Wisbech St Mary	40242	Land to north of High Road	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Murrow	40243	126 Murrow Bank	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wisbech St Mary CP	Murrow	40267	Land south of Seadyke Bank	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Guyhirn	40268	Land south west of Gull Road	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Guyhirn	40294	Land fronting onto High Street	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Guyhirn	40303	Land at Selwyn Lodge Farm	C3 Dwellinghouses	C - Suitability uncertain/mixed effects
Wisbech St Mary CP	Tholomas Drove	40307	Land at Willock Farm	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech St Mary CP	Wisbech St Mary	40422	Paddocks at Sand Bank Farm	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Wisbech St Mary	40423	Bevis Lane	Other	D - Potentially unsuitable
Wisbech St Mary CP	Wisbech St Mary	40424	Station Road next to Grantchester House	C3 Dwellinghouses	D - Potentially unsuitable
Wisbech St Mary CP	Wisbech St Mary	40425	Bottom Chapel Ave, next to school	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Murrow	40435	Land adjacent 34 Mill Road	Other	E - Likely unsuitable
Wisbech St Mary CP	Guyhirn	40486	Land east of Gull Road	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Open countryside	40492	Agricultural land south of Mouth Lane	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Wisbech St Mary	40493	Agricultural land and redundant barn adjacent to Rummors Lane	C3 Dwellinghouses	E - Likely unsuitable
Wisbech St Mary CP	Wisbech St Mary	40494	Redundant Farmyard at Mouth Lane	C3 Dwellinghouses	E - Likely unsuitable

Parish	Settlement	Site Ref	Address	Proposed Use	SHELAA Score
Wisbech St Mary CP	Wisbech St Mary	40518	Land north of The Barn, High Road	C3 Dwellinghouses	A - Site with planning permission
Wisbech St Mary CP	Wisbech St Mary	40531	Land West Of Sunset Rooms Station Road	C3 Dwellinghouses	A - Site with planning permission

9. Site Assessments

9.1 The SHELAA Stage 2 reports site reports can be viewed at:

<https://www.fenland.gov.uk/article/16566/Document-Library>

9.2 All sites can also be viewed on the interactive map at:

<https://www.fenland.gov.uk/shelaa>

9.3 The SHELAA reports provide an initial assessment based on the detailed site assessment process. Please see the [Site Allocations Evidence Report](#) for the justification for the inclusion in the draft Local Plan or not.

Appendix 1 – Relationship between Site Assessment Criteria and Sustainability Appraisal Objectives

Site Assessment Criterion		Summary of relationship between Site Assessment Criteria and SA Objectives		
9. Sustainable Resources	9.2 Support the use of locally sourced materials in all new developments			
	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources			
	8.3 Support and enhance opportunities for waste reduction, reuse and recycling			
	8.2 Reduce the risk of pollution to the environment from contaminated land			
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)			
	7. Water Resources	7.2 Avoid any deterioration of water quality in rivers and other water bodies		
	7.1 Minimise water consumption and encourage re-use			
	6. Land use and Wildlife	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change		
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected circumstances			
	6.2 Utilise brownfield sites for re-development in appropriate circumstances			
Resilience to Climate Change and Flood Risk	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land			
5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources			✓	
5.1 Limit or reduce vulnerability to the effects of climate change			✓	
4. Heritage, Place making and Landscape:	4.3 Retain the distinctive character of Fenland' s landscape.			
4.2 Create places, spaces and buildings that are well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character.				
4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment				
3. Transport	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability			
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.				
2. Jobs, Education and Housing	2.3 Help provide decent and affordable homes for all in appropriate locations	✓		
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 and training opportunities		✓		
1. Healthy Communities	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	✓		
1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places				
1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments				
1.1 Provide for an ageing population; and redress inequalities related to age, gender, disability, race, faith, location and income		✓		
1. Site Availability				
2. Minerals and Waste		✓		
3. Flood risk				

The purpose of the criterion is to assess the time/ stage of plan period at which the site will be available for development. This information will enable the Council to plan for a supply of available sites over the course of the plan period to meet the housing and jobs requirement for the area. Sites which are available for the development of care accommodation can help provide for an ageing population and/or meet the needs of people with disabilities. Proposals which support food production (such as through the inclusion of allotments or orchards) will be scored more favourably.

The criterion will assess whether the site accords with minerals and waste policies for the area. Minerals & Waste resources are an important sector of the local economy, and therefore new development should avoid prejudicing the operation of such sites. Extraction of local mineral resources and waste processing is an important aspect of sustainability; utilising local resources and facilities can reduce the carbon footprint of new development.

Due to its low-lying topography, Fenland is especially vulnerable to the increased risk of flooding which is predicted to arise from climate change. The criterion assesses each site's flood risk from multiple sources

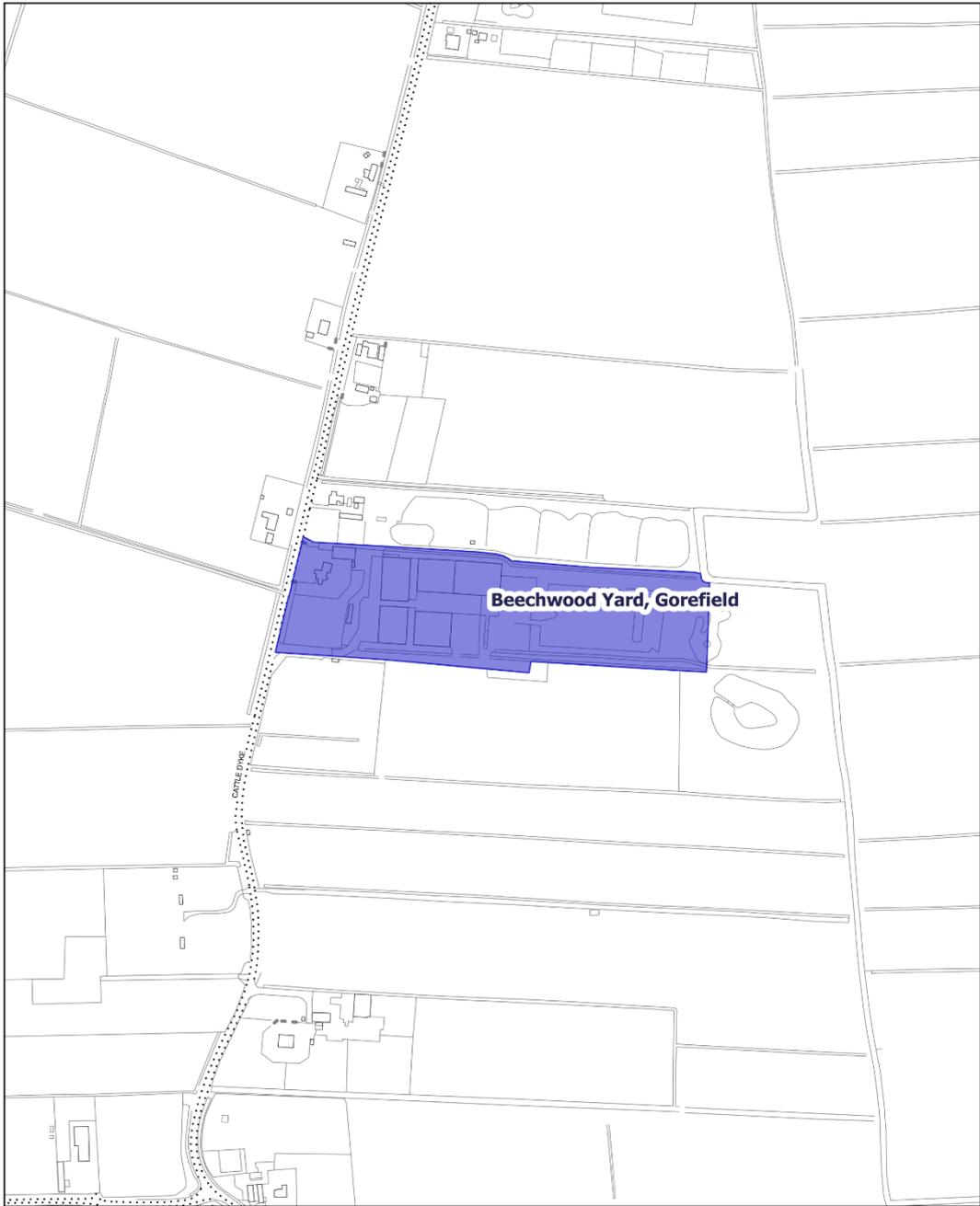
Site Assessment Criterion		4. Hazardous apparatus		5. Designated sites		6. Settlement hierarchy		7. Planning history		8a. Local roads	
9. Sustainable Resources	9.2 Support the use of locally sourced materials in all new developments										
	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources										
8. Pollution	8.3 Support and enhance opportunities for waste reduction, reuse and recycling										
	8.2. Reduce the risk of pollution to the environment from contaminated land										
7. Water Resources	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)										
	7.2. Avoid any deterioration of water quality in rivers and other water bodies										
6. Land use and Wildlife	7.1 Minimise water consumption and encourage re-use										
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change		✓								
Resilience to Climate Change and Flood Risk	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected		✓								
	6.2 Utilise brownfield sites for re-development in appropriate circumstances										
4. Heritage, Place making and Landscape:	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land										
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources										
3. Transport	5.1 Limit or reduce vulnerability to the effects of climate change										
	4.3 Retain the distinctive character of Fenland's landscape.										
2. Jobs, Education and Housing	4.2 Create places, spaces and buildings that are well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character.										
	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment										
1. Healthy Communities	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability										
	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.										
1.1 Provide for an ageing population; and redress inequalities related to age, gender, disability, race, faith, location and income	2.3 Help provide decent and affordable homes for all in appropriate locations										
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy										
1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	2.1 Help people gain access to a range of employment and training opportunities										
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets										
1.3 Create and enhance multifunctional open space 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										
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places										
1.1 Provide for an ageing population; and redress inequalities related to 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										
	1.1 Provide for an ageing population; and redress inequalities related to age, gender, disability, race, faith, location and income										

Site Assessment Criterion		Summary of relationship between Site Assessment Criteria and SA Objectives	
		9. Strategic Road Network	10. Public Rights of Way
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 materials in all new developments		
8. Pollution	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)		
	8.2 Reduce the risk of pollution to the environment from contaminated land		
7. Water Resources	7.1 Minimise water consumption and encourage re-use		
	7.2 Avoid any deterioration of water quality in rivers and other water bodies		
6. Land use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land		
	6.2 Utilise brownfield sites for re-development in appropriate circumstances		
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected		
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change		
Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change		
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources		
	5.3 Retain the distinctive character of Fenland's landscape.		
4. Heritage, Place making and Landscape:	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment		
	4.2 Create places, spaces and buildings that are well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character.		
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	✓	✓
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	✓	✓
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment and training opportunities		
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	✓	✓
	2.3 Help provide decent and affordable homes for all in appropriate locations		
1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to 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		
12. & 13. Available school capacity		✓	
11. Proximity to services	✓		
10. Public Rights of Way	✓		
9. Strategic Road Network			

Site Assessment Criterion		Summary of relationship between Site Assessment Criteria and SA Objectives	
		14. Proximity to potentially contaminated land	15. Agricultural land classification
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 materials in all new developments		
8. Pollution	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)		
	8.2 Reduce the risk of pollution to the environment from contaminated land	✓	
7. Water Resources	7.1 Minimise water consumption and encourage re-use		
	7.2 Avoid any deterioration of water quality in rivers and other water bodies		
6. Land use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land		✓
	6.2 Utilise brownfield sites for re-development in appropriate circumstances		
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected		✓
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change		✓
Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change		
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources		
4. Heritage, Place making and Landscape:	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment		✓
	4.2 Create places, spaces and buildings that are well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character.		✓
	4.3 Retain the distinctive character of Fenland's landscape.		✓
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.		
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability		
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment and training opportunities		
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy		
	2.3 Help provide decent and affordable homes for all in appropriate locations		
1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to 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		
18. Historic Environment			
17. TPOs			✓
16. Natural environment			
15. Agricultural land classification			
14. Proximity to potentially contaminated land			

<p>Summary of relationship between Site Assessment Criteria and SA Objectives</p>		<p>The Character and Place criterion assesses the impacts of the site on local character and sense of place.</p>
<p>9. Sustainable Resources</p>	<p>9.2 Support the use of locally sourced materials in all new developments</p>	
	<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	
<p>8. Pollution</p>	<p>8.3 Support and enhance opportunities for waste reduction, reuse and recycling</p>	
	<p>8.2. Reduce the risk of pollution to the environment from contaminated land</p>	
	<p>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)</p>	
<p>7. Water Resources</p>	<p>7.2. Avoid any deterioration of water quality in rivers and other water bodies</p>	
	<p>7.1. Minimise water consumption and encourage re-use</p>	
<p>6. Land use and Wildlife</p>	<p>6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change</p>	
	<p>6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected</p>	
	<p>6.2 Utilise brownfield sites for re-development in appropriate circumstances</p>	
	<p>6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land</p>	
	<p>5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources</p>	
	<p>5.1 Limit or reduce vulnerability to the effects of climate change</p>	
<p>Resilience to Climate Change and Flood Risk</p>	<p>4.3 Retain the distinctive character of Fenland' s landscape.</p>	✓
	<p>4.2 Create places, spaces and buildings that are well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character.</p>	✓
	<p>4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment</p>	✓
<p>4. Heritage, Place making and Landscape:</p>	<p>3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability</p>	
	<p>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.</p>	
<p>3. Transport</p>	<p>2.3 Help provide decent and affordable homes for all in appropriate locations</p>	
<p>2. Jobs, Education and Housing</p>	<p>2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy</p>	
	<p>2.1 Help people gain access to a range of employment and training opportunities</p>	
<p>1. Healthy Communities</p>	<p>1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets</p>	
	<p>1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places</p>	
	<p>1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities), and ensure all groups thrive in safe environments</p>	
	<p>1.1 Provide for an ageing population; and redress inequalities related to age, gender, disability, race, faith, location and income</p>	
	<p>Site Assessment Criterion</p>	<p>Character & Place</p>

Appendix 2 – Location of existing employment areas (assessment criterion 11.f)



Beechwood Yard, Gorefield



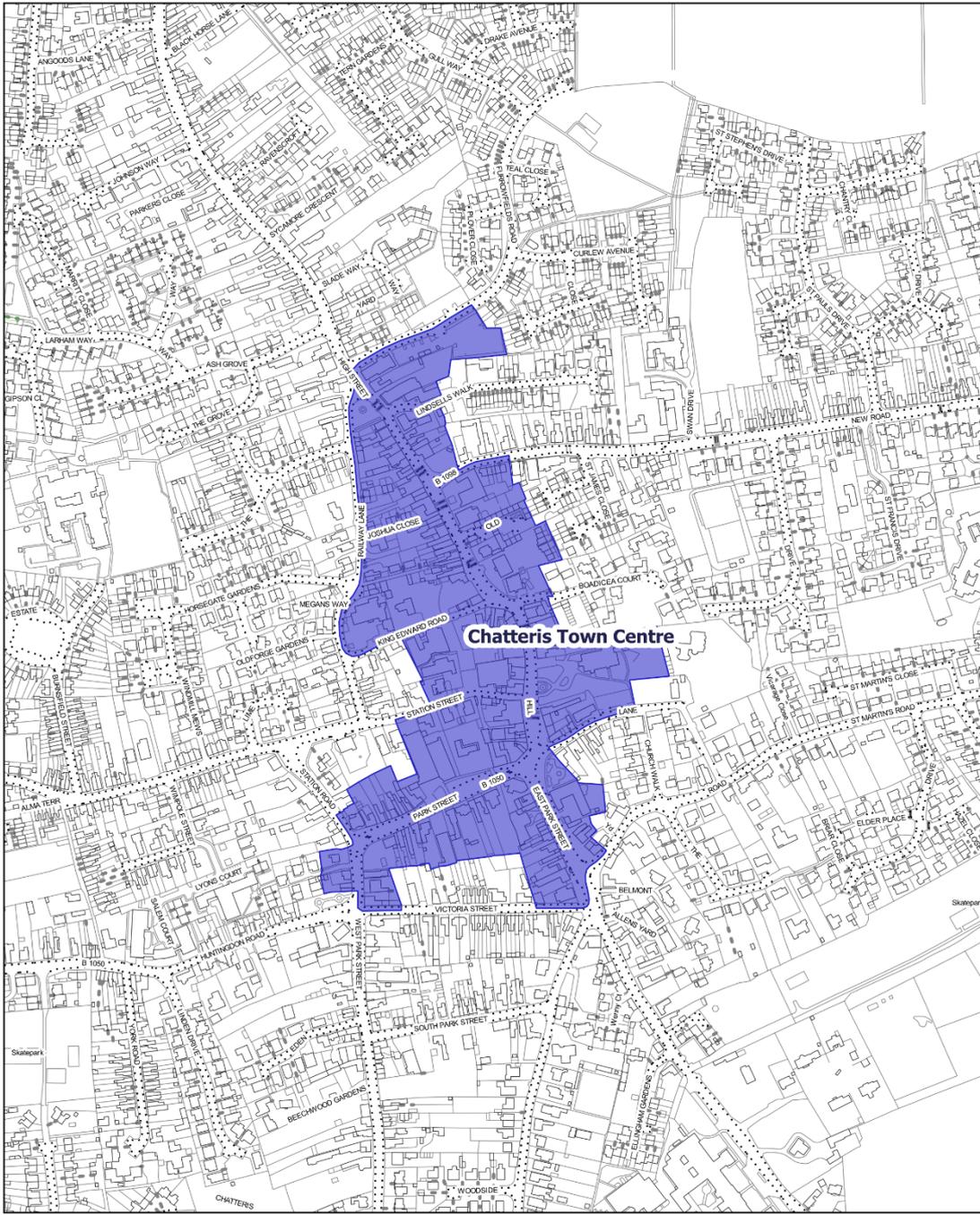
Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



Date: 27 Apr 2020
Scale: 1:5000



Date: 27 Apr 2020
 Scale: 1:5000

Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



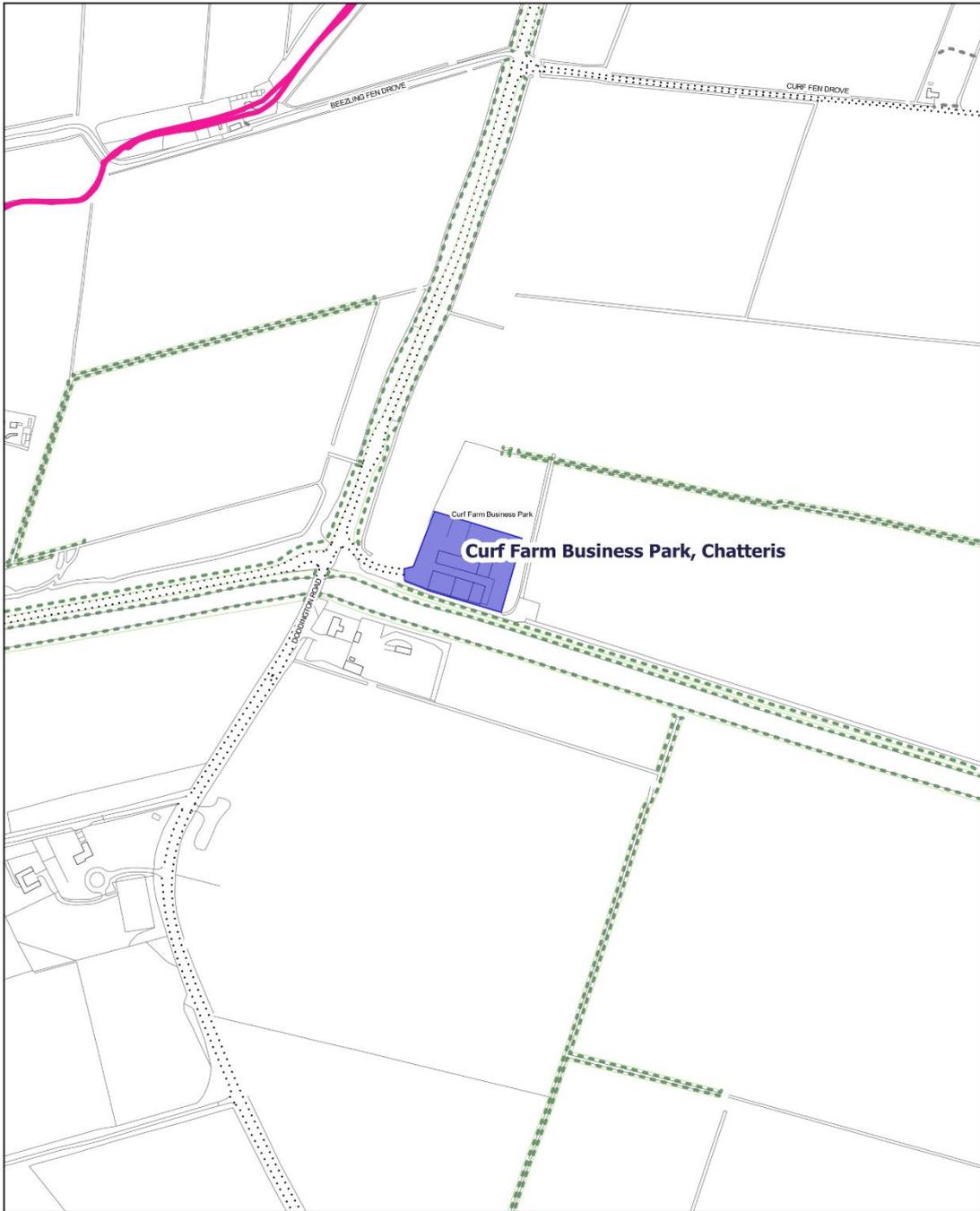
Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



Date: 27 Apr 2020
Scale: 1:5000



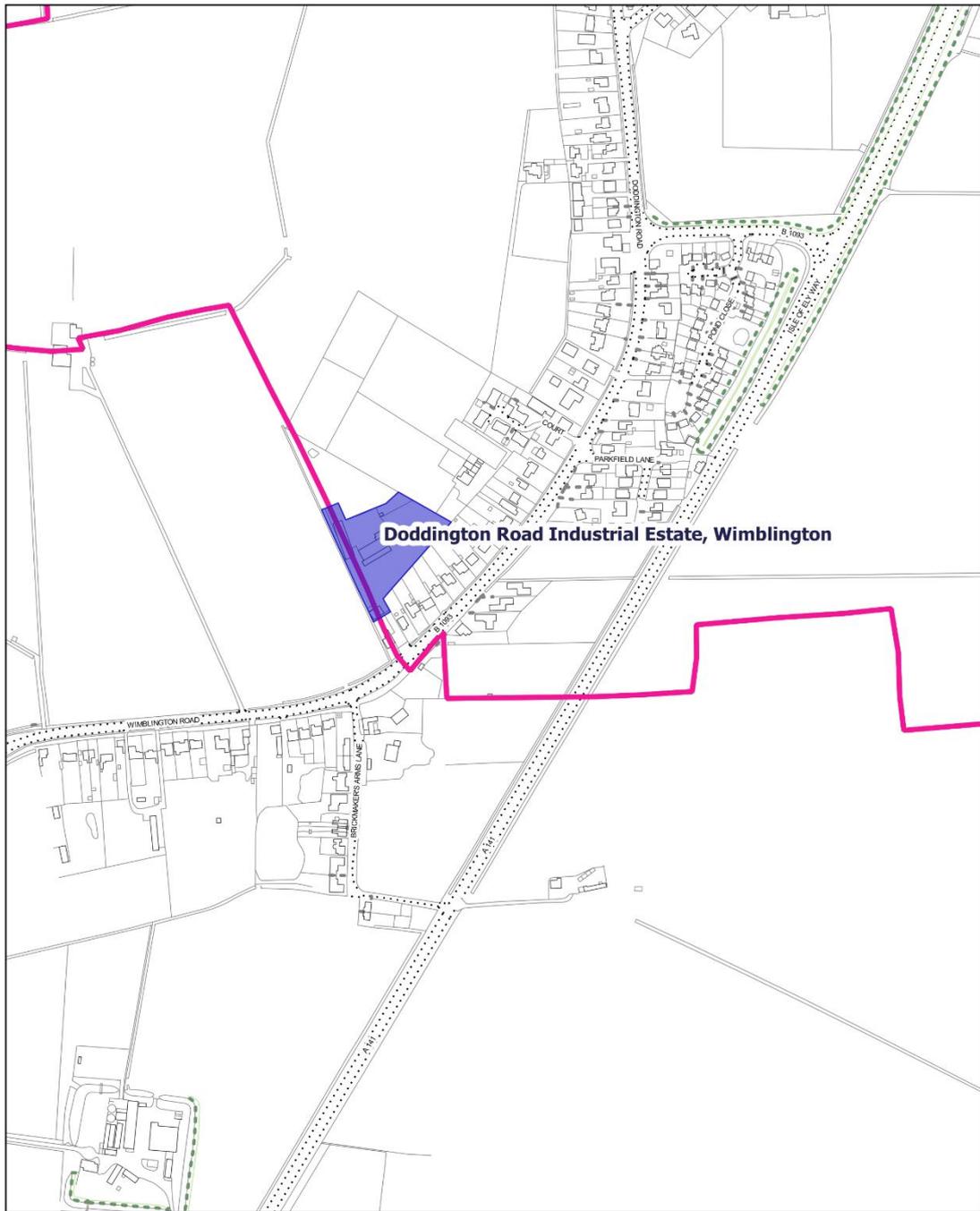
Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



Date: 27 Apr 2020
Scale: 1:5000

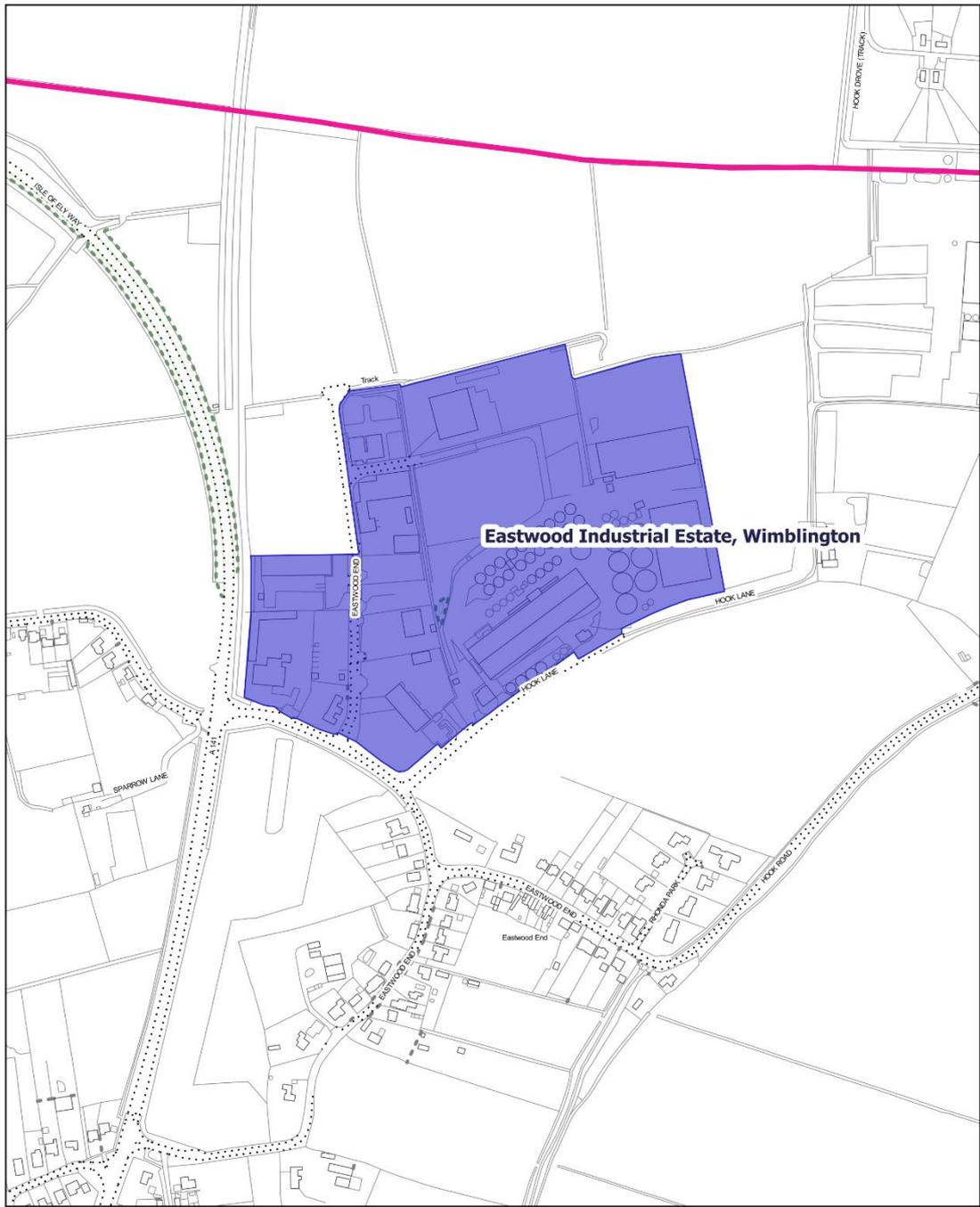


Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary


 Date: 27 Apr 2020
 Scale: 1:5000



Eastwood Industrial Estate, Wimblington



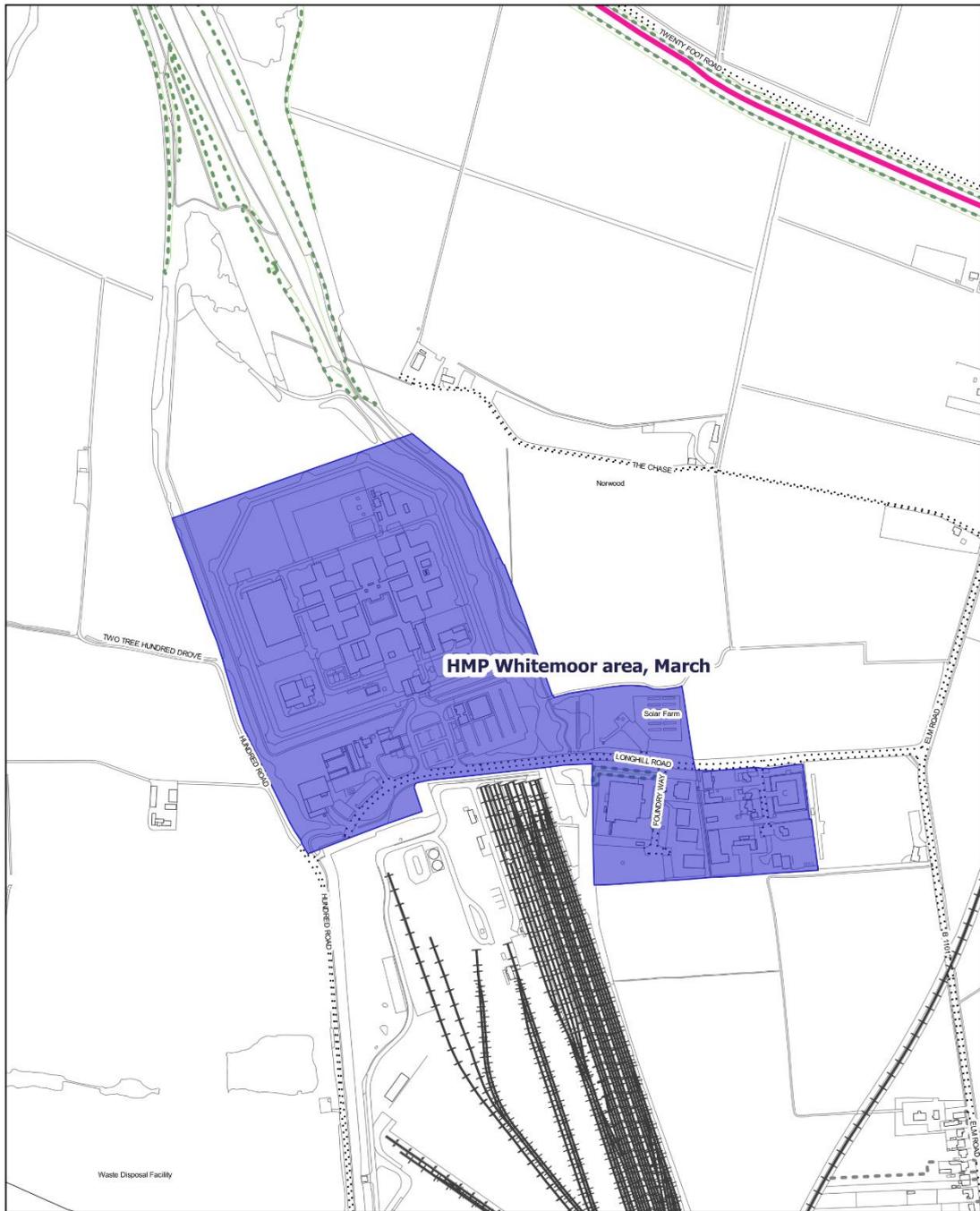
Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



Date: 27 Apr 2020
Scale: 1:5000



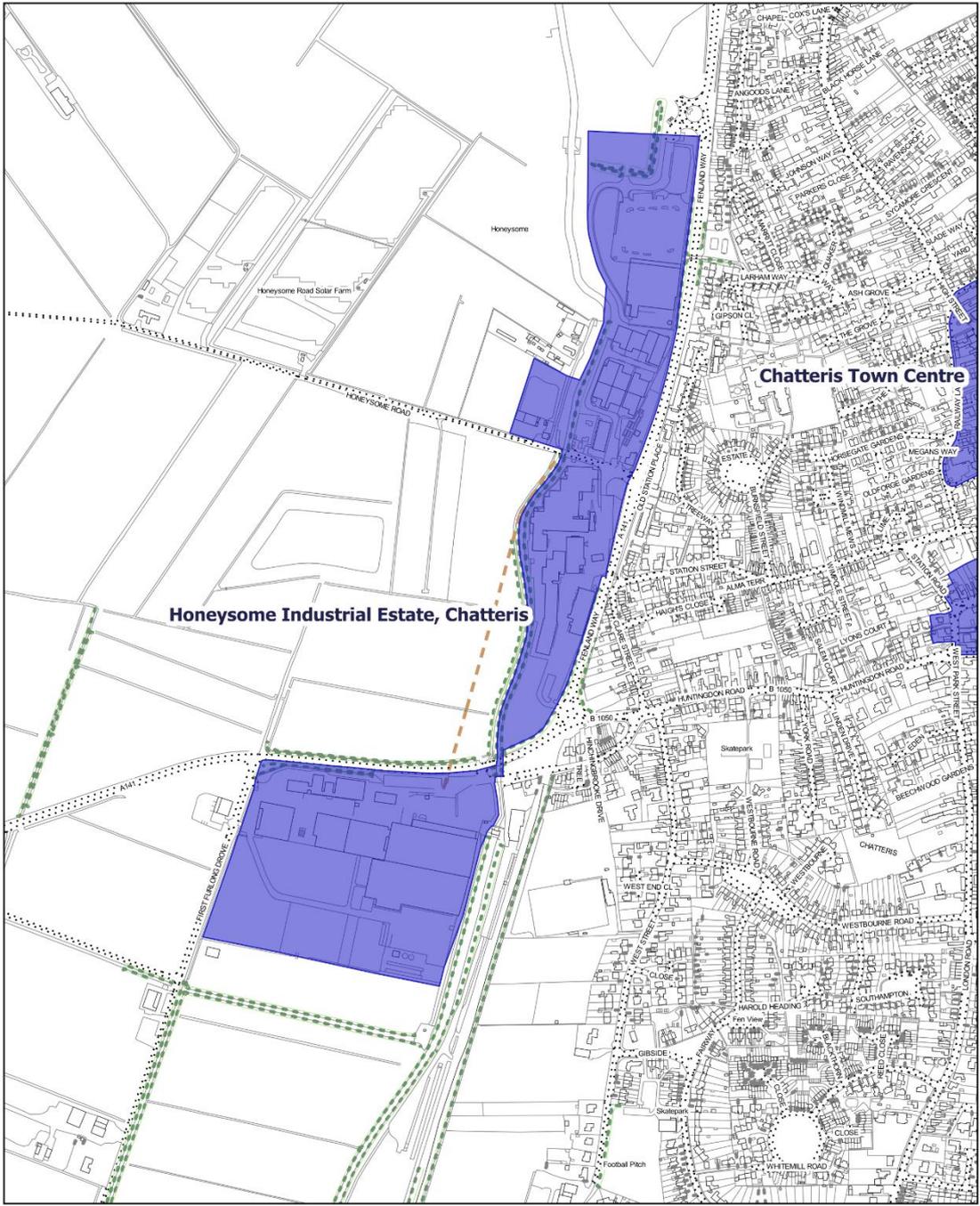
Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



Date: 27 Apr 2020
Scale: 1:7500

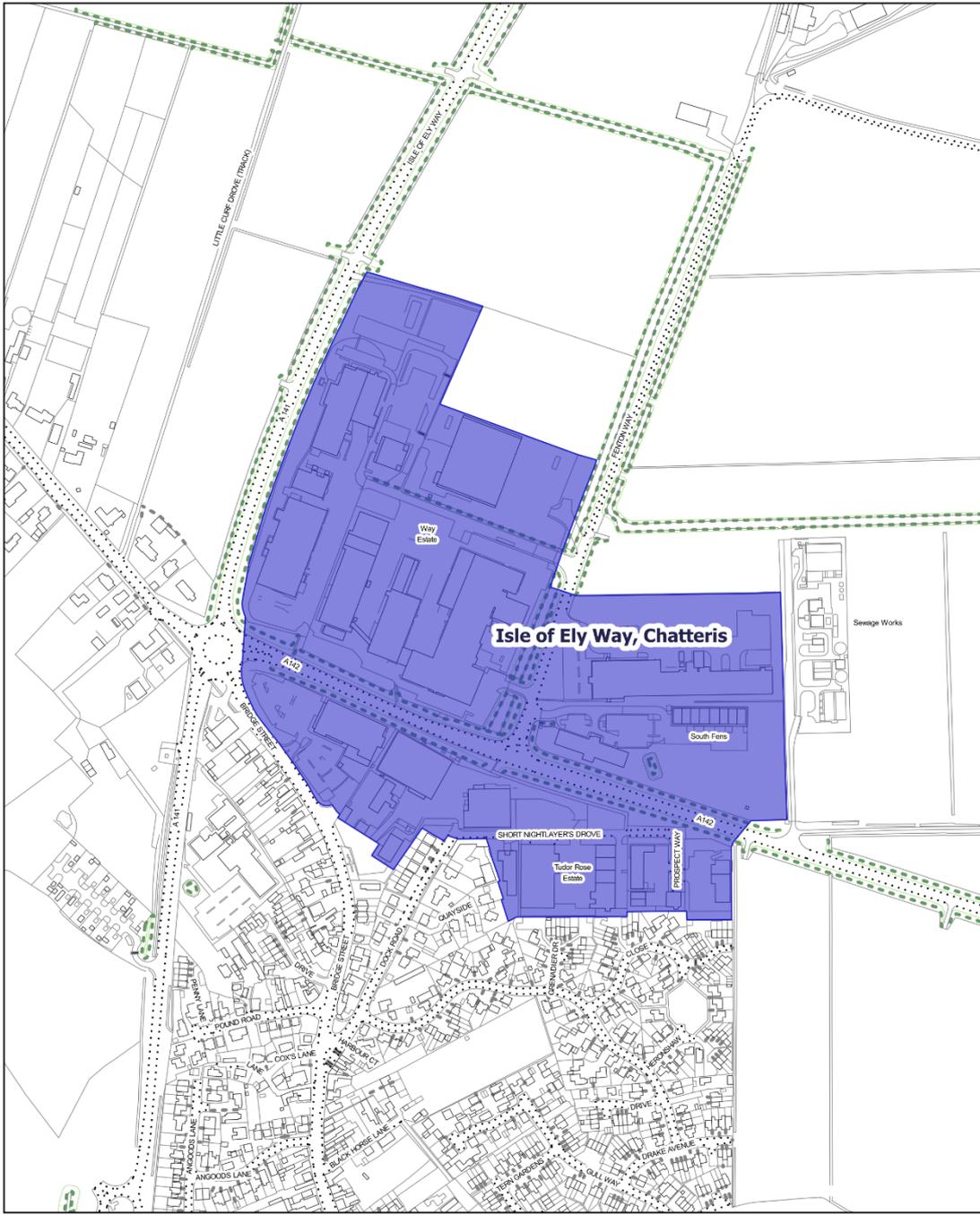


Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary

Date: 27 Apr 2020
 Scale: 1:7500



Employment Areas

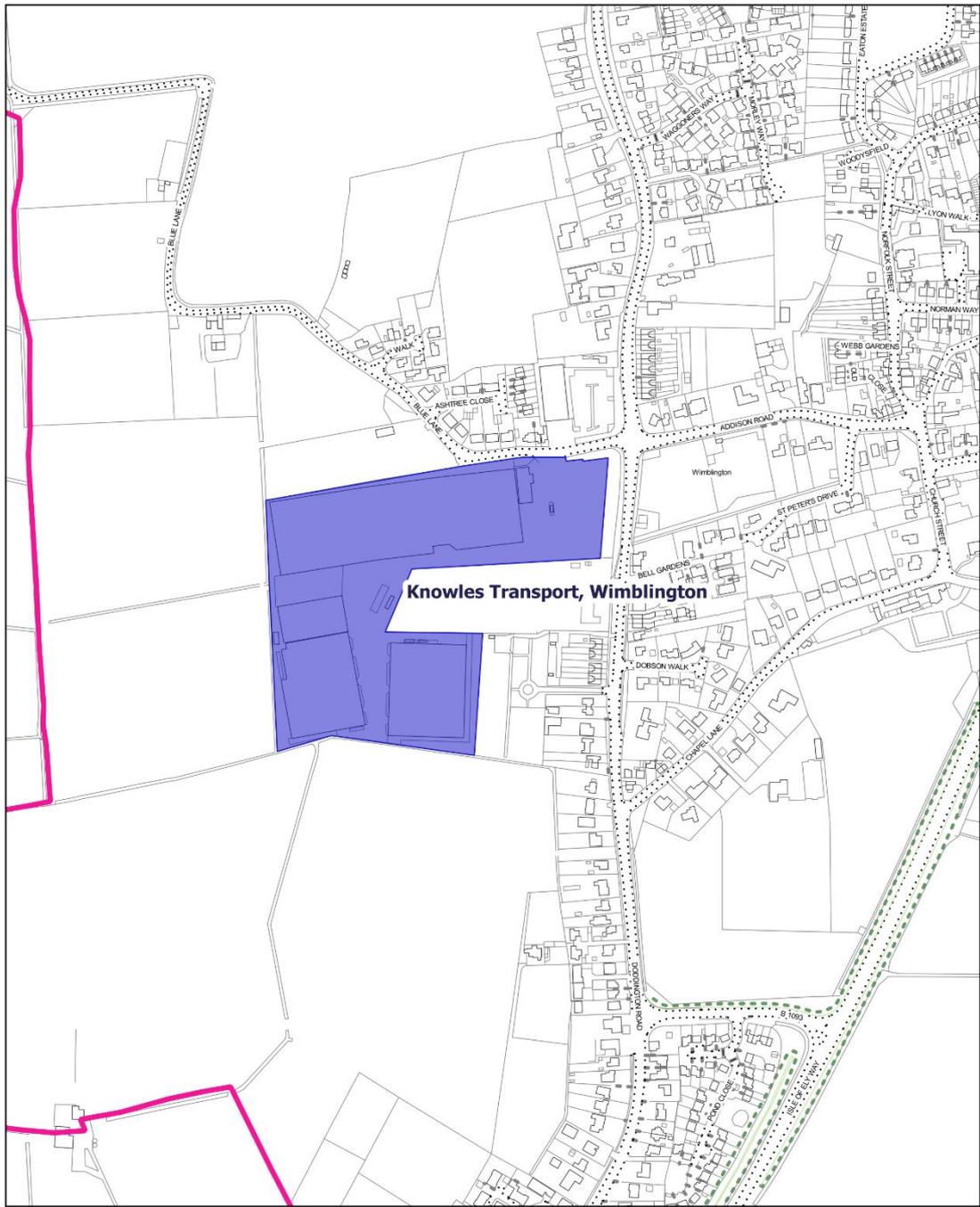
Map to show location of Fenland's main employment areas

Key

- Employment Areas
- Parish Boundaries
- Fenland Boundary



Date: 27 Apr 2020
Scale: 1:5000



Fenland District Council



Date: 27 Apr 2020
Scale: 1:5000

Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



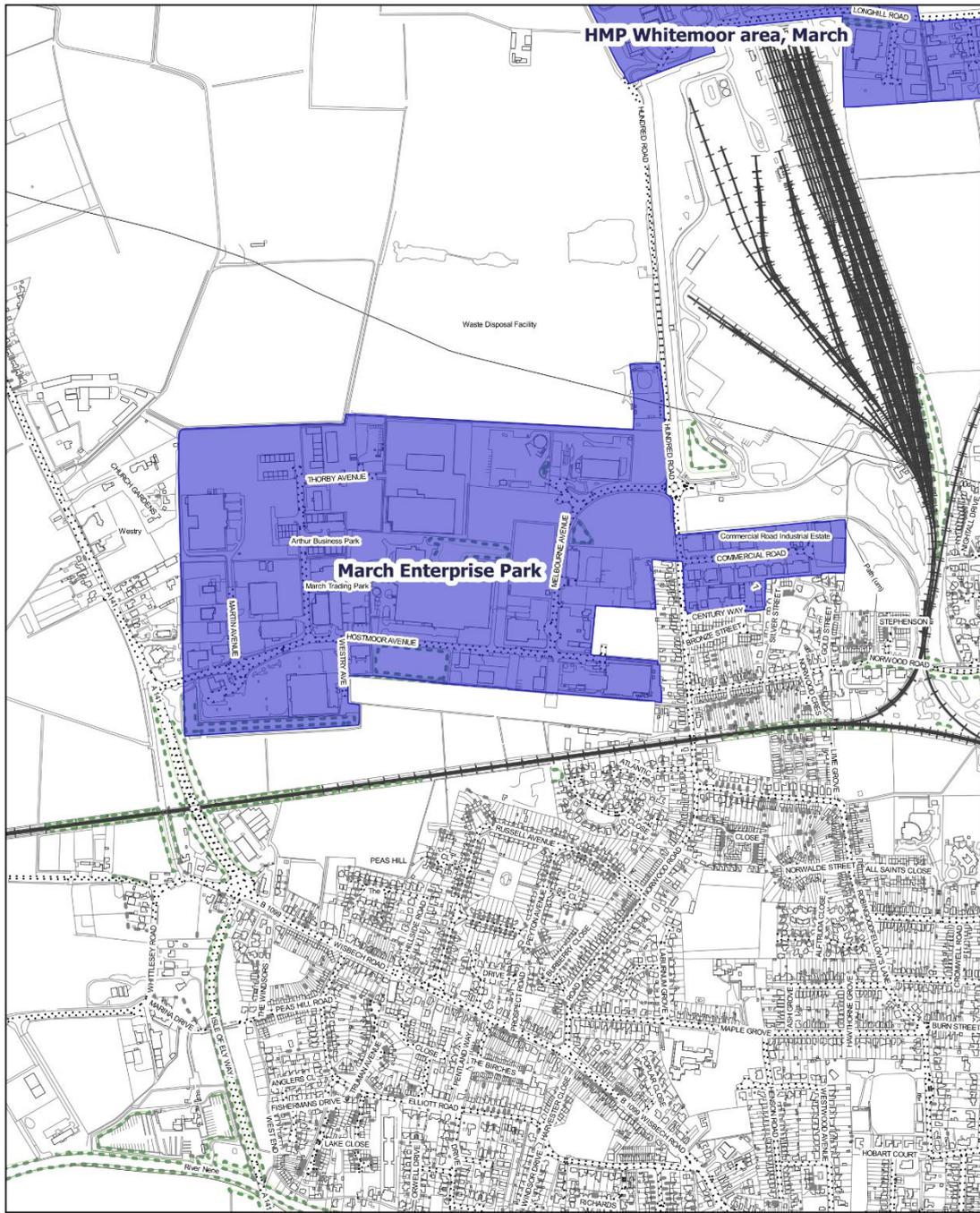
Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



Date: 27 Apr 2020
Scale: 1:5000



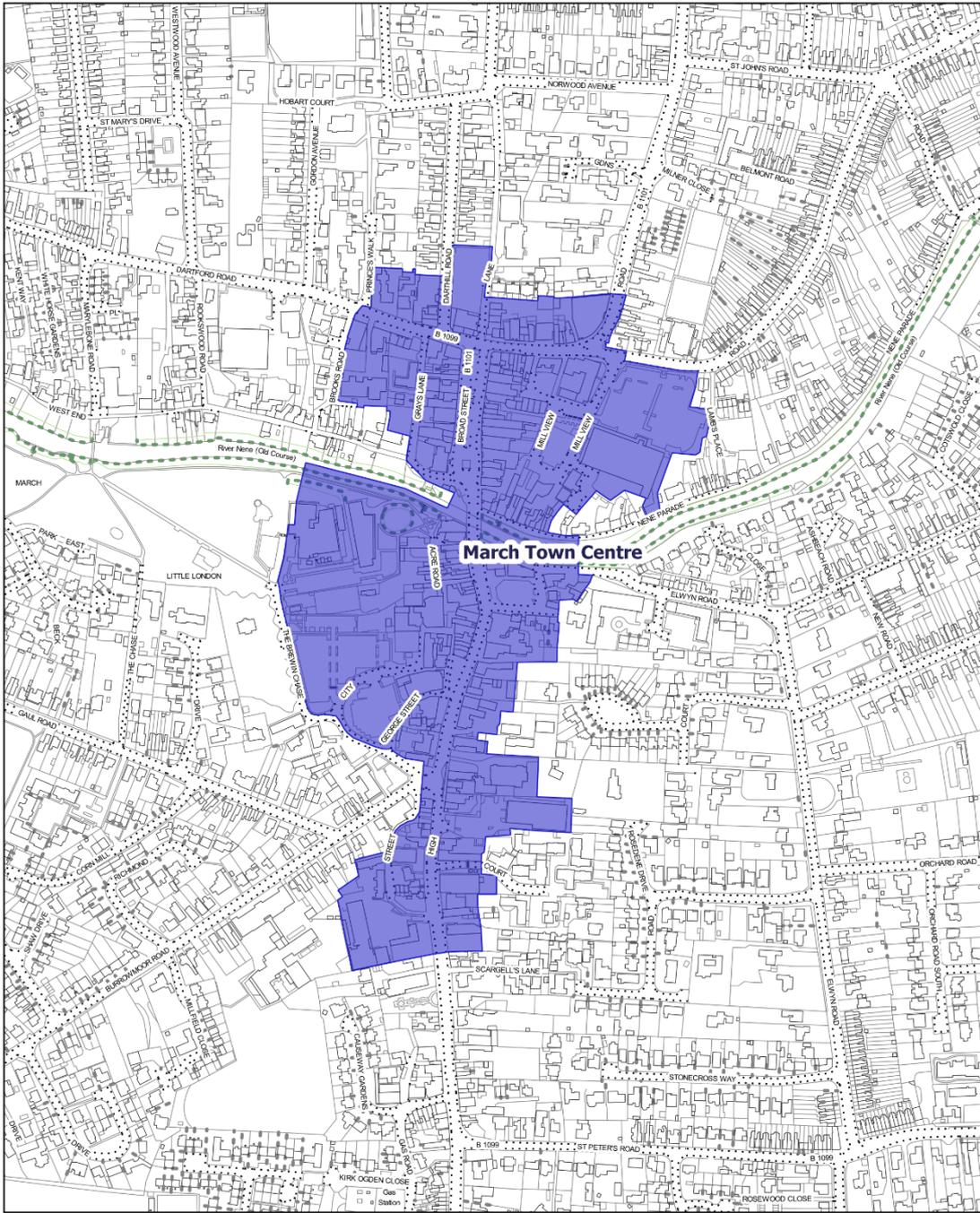
Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



Date: 27 Apr 2020
Scale: 1:10000



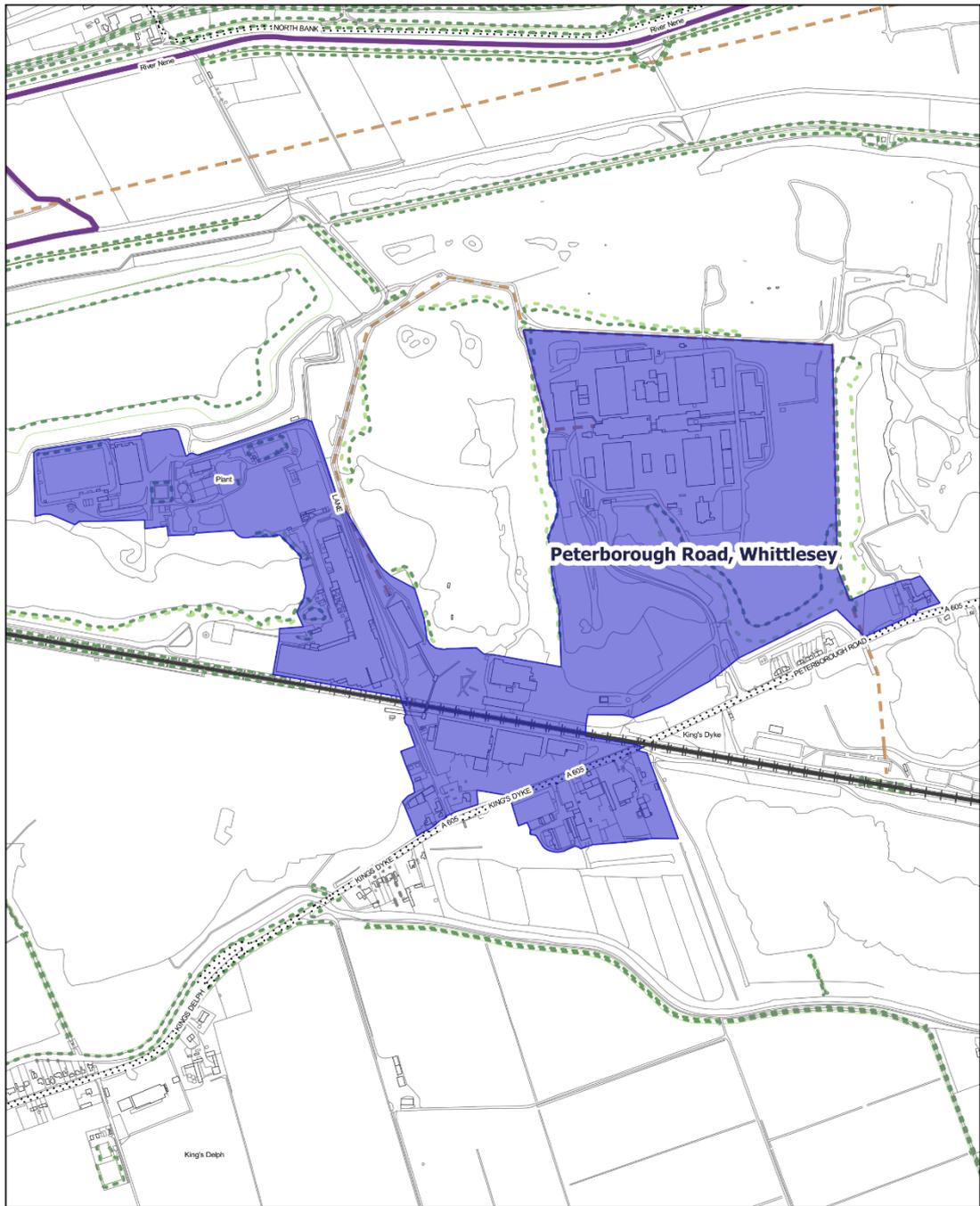
Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



Date: 27 Apr 2020
Scale: 1:5000



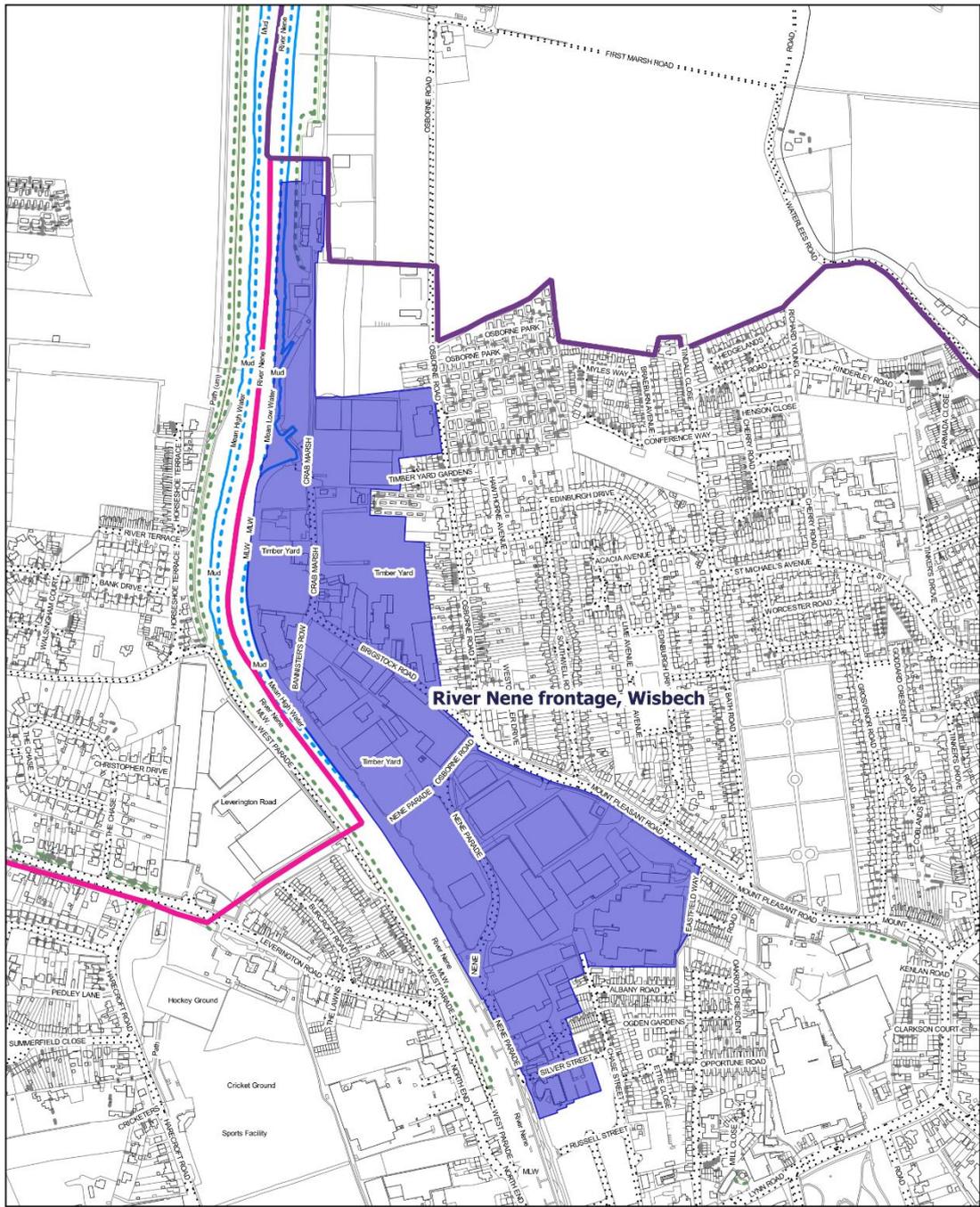
Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



Date: 27 Apr 2020
Scale: 1:10000



River Nene frontage, Wisbech



Employment Areas

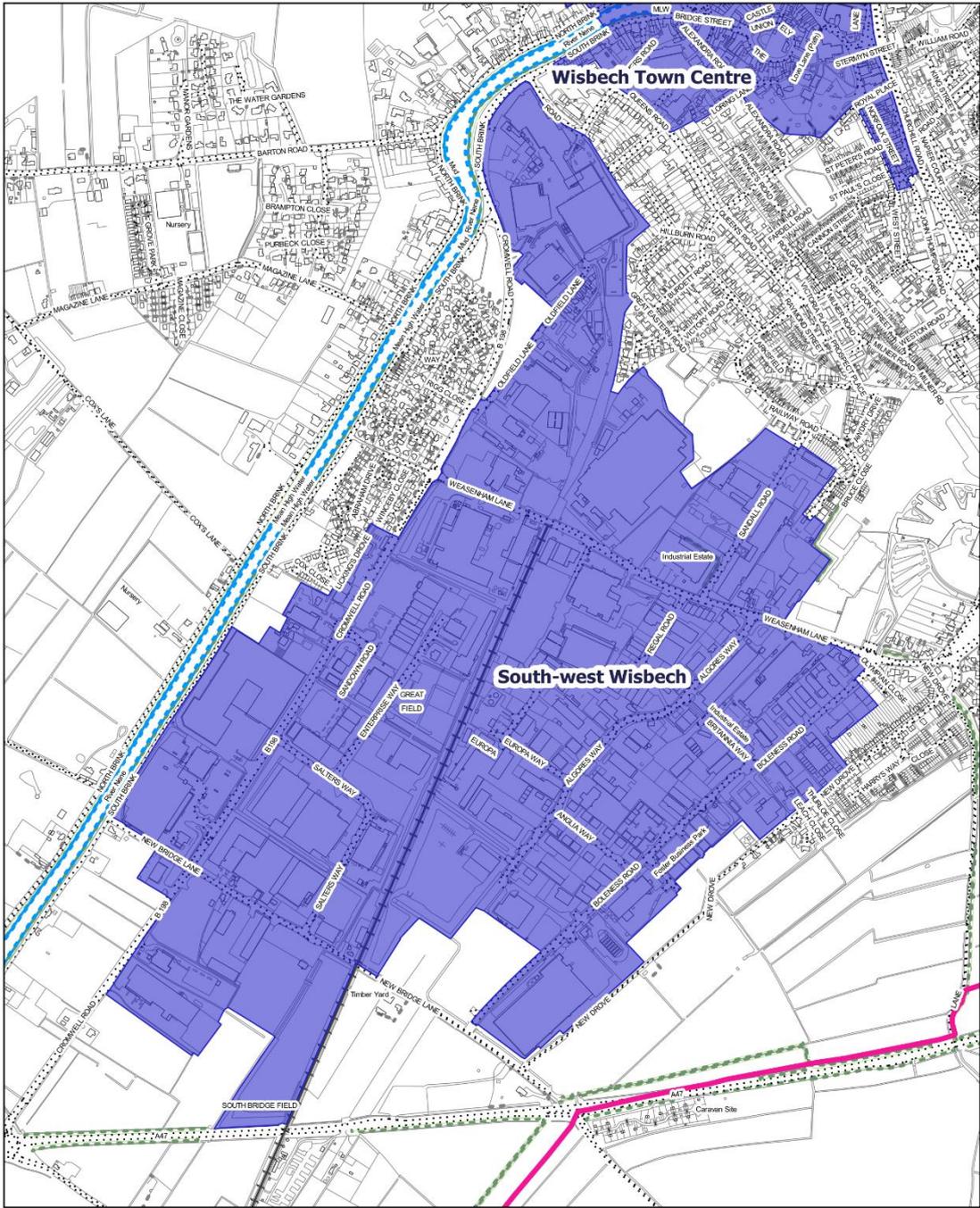
Map to show location of Fenland's main employment areas

Key

- Employment Areas
- Parish Boundaries
- Fenland Boundary



Date: 27 Apr 2020
Scale: 1:7500



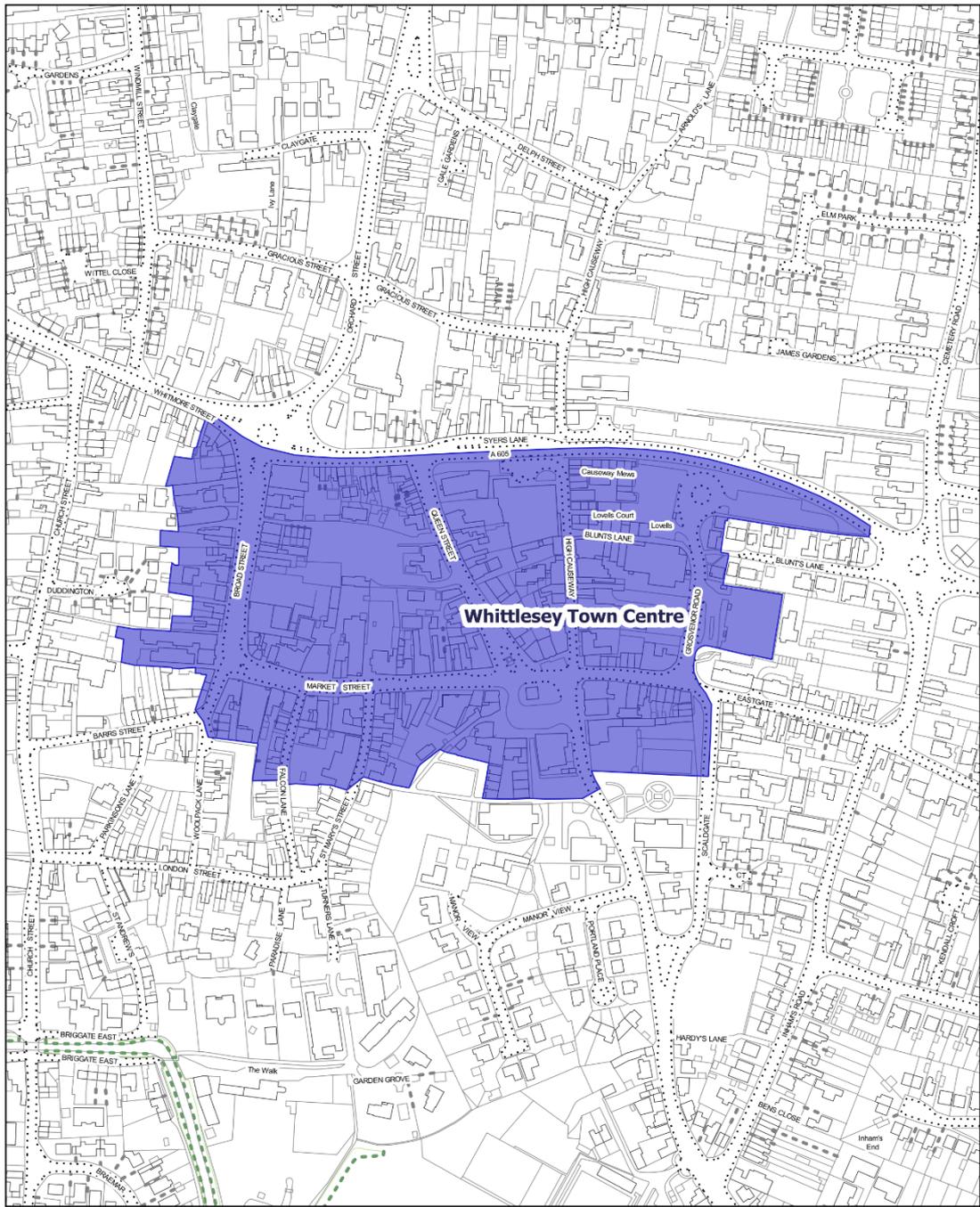
Employment Areas

Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



Date: 27 Apr 2020
Scale: 1:10000



Employment Areas

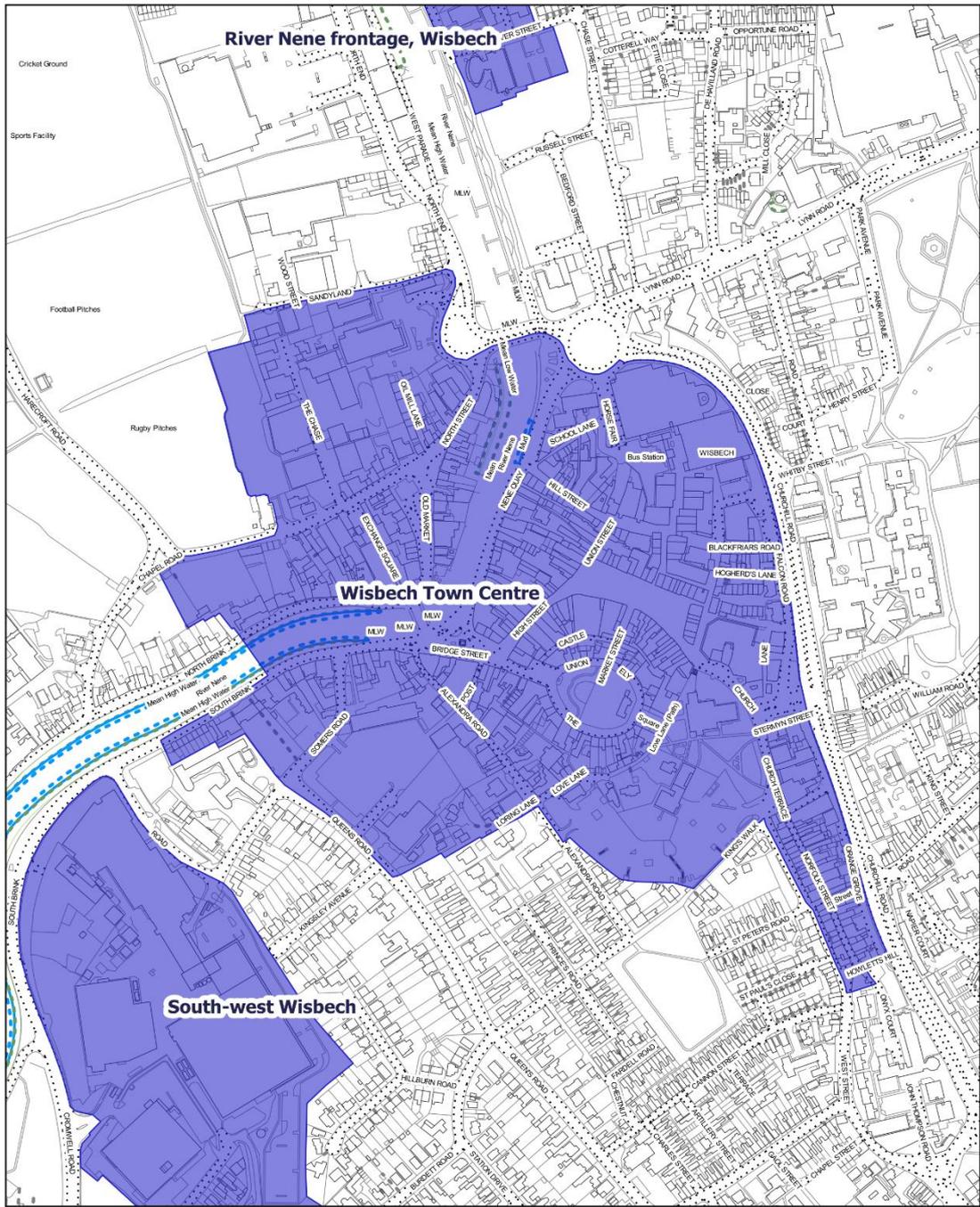
Map to show location of Fenland's main employment areas

Key

- Employment Areas
- Parish Boundaries
- Fenland Boundary



Date: 27 Apr 2020
Scale: 1:3500



Employment Areas

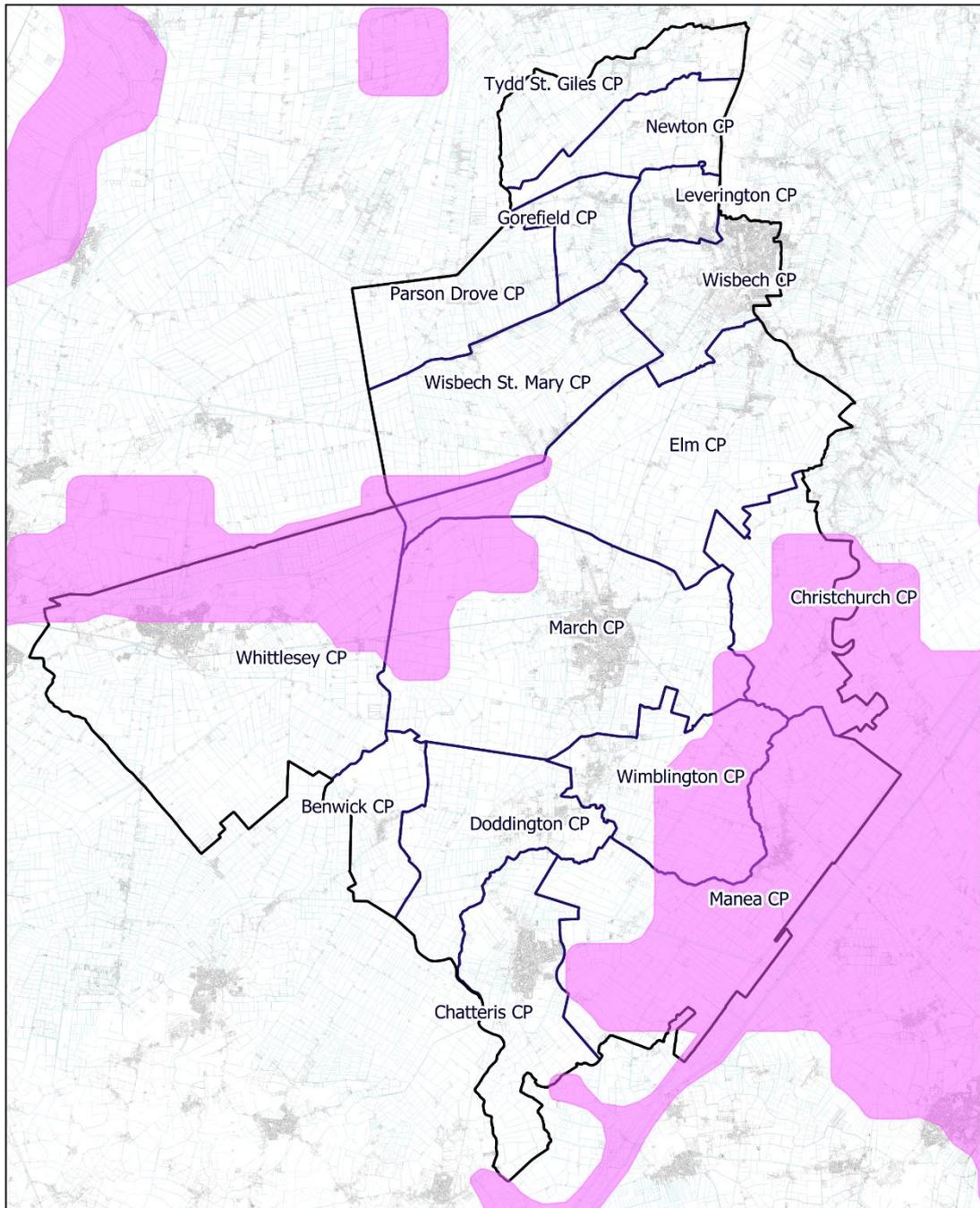
Map to show location of Fenland's main employment areas

Key	
	Employment Areas
	Parish Boundaries
	Fenland Boundary



Date: 27 Apr 2020
Scale: 1:5000

Appendix 3 – Map of Goose & Swan Functional Land IRZ



Goose & Swan Functional Land IRZ

Map to show extent of the Goose & Swan Functional Land IRZ around Nene Washes SPA and Ouse Washes SPA

Key

- Goose & Swan FL IRZ
- Parish Boundaries
- Fenland District



Date: 30 Apr 2020
Scale: 1:175000

Appendix 4 – Example site visit form

SITE VISIT FORM: 40199 | Sismey's Garage and Fields | Benwick, Benwick CP

Site plan



1a. Accessibility: Is the site capable of being accessible to all users? Yes No

1b. Describe accessibility of site

2a. Good neighbour: Is the proposed land use likely to be compatible with neighbouring uses? Yes No

2b. Describe neighbouring uses

3. Describe the topography and landscape

4. Describe the layout, form and street pattern

5. Describe building types and features

6. Describe the site's boundaries

Refer to Guidance Note when completing this form

SITE VISIT FORM: 40199 | Sismey's Garage and Fields | Benwick, Benwick CP

7. Describe any notable features / constraints

8. Describe views, sight lines or vistas

9. Potential impacts of development proposal - Indicate likely effects on:

9a. Relationship to built form

Negative Somewhat Negative Neutral Somewhat Positive Positive

9b. Visual impact on wider landscape / streetscape

Negative Somewhat Negative Neutral Somewhat Positive Positive

9c. Historic features

Negative Somewhat Negative Neutral Somewhat Positive Positive

9d. Justification

10a. Character and Place Score (refer to scoring matrix - A, B, C, D or E) (Assessment Criterion 19a.):

10b. Justification (Assessment Criterion 19b.)

10c. Key considerations for policy formulation

Time + date of SV:

Officer's initials:

Photo refs:

Refer to Guidance Note when completing this form

Appendix 5

Withdrawn sites

The following sites were included within the SHELAA stage 1 report (February 2020) and Addendum (September 2020)³⁶. However, the sites have not been included in the full site assessment process. The following tables set out the reason and justification.

Superseded

The following sites are not included in the main SHELAA report as these sites have been superseded. The following tables list all superseded sites and includes site superseded by.

Hierarchy	Settlement	Site Ref	Address	Justification	Superseded by
Market Town	Chatteris	40010	South Chatteris (strategic allocation)	Superseded: The site is identified as a broad location of growth in the existing Fenland Local Plan 2014. Site 40384 submitted by promoter and therefore is assumed to provide the most up-to-date and relevant information for the site. Therefore refer to 40384 for reasoning.	40384
		40416	Land at Wombfarm	Superseded: This site has extant planning permission for employment uses. Site subsequently received planning approval for residential development - see 40367	40367
	Whittlesey	40291	Land to the south of Eastrea Road, Whittlesey (north of Gildenburgh Water)	Superseded: by site 40300	40300
	Wisbech	40026	55 The Chase	Superseded: by record 40503, which has extant planning permission (F/YR16/1168/F) for 10 dwellings.	40503
		40159	Wisbech East BCP	Superseded: This site was submitted by the agent for the site, and it forms the Local Plan (2014) East Wisbech Strategic Allocation, and includes the land located within the adjoining Brough Council of King's Lynn and West Norfolk, as set out in the adopted Broad Concept Plan (May 2018) for this site. Because this site includes land beyond the district's boundary (which can not be allocated in the emerging Fenland Local Plan), this site has been assessed as site 40001, taking into account information submitted for this site by the agent.	40001

³⁶ <https://www.fenland.gov.uk/shelaa>

Hierarchy	Settlement	Site Ref	Address	Justification	Superseded by
Medium Village	Wisbech St Mary	40078	Land North Of Orchard House	Superseded: Duplicate submission of 40045 included in error as a result of full permission superseding outline - see 40045	40045

Completed sites

Based on the results of the Council's annual housing monitoring, all site with planning permission at 1 April 2019, 1 April 2020 and 1 April 2022 were included in the SHELAA report. The following sites have completed as at 1 April 2021. Therefore, have not been assessed and not included in Local Plan.

Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	Justification
Market Town	Chatteris	40013	Land East of Llanca	F/YR17/1172/F	Completed site
		40388	Suttons Performance Packaging	F/YR16/0072/F	Completed site
	March	40084	Land South Of 31-33 Lake Close	F/YR18/0321/F	Completed site
		40094	North Of 9 Gas Road	F/YR18/0891/F	Completed site
		40095	33 Gaul Road	F/YR18/0947/F	Completed site
		40390	Land west of 30, Thorby Avenue	F/YR17/0110/F	Completed site
		40395	Land And Buildings At Glenthorn Farm,	F/YR18/0231/F	Completed site
	40396	Land North Of 305 Wisbech Road	F/YR17/0251/F	Completed site	
	Whittlesey	40065	Bricklayers Arms	F/YR17/0252/F	Completed site
		40071	Land North Of Snowley Park And Glenfields	F/YR17/0544/RM	Completed site
		40075	Land North Of Sorrel Avenue	F/YR17/0711/F	Completed site
		40081	Westhaven Nursery	F/YR18/0128/RM	Completed site
		40399	R G E Engineering, 153 Station Road	F/YR15/0428/F	Completed site
		40400	3, Station Road	F/YR16/0447/O	Completed site
		40406	Ashley Industrial Estate	F/YR18/0552/F	Completed site
40413	Mccain Foods Gb Ltd, Funthams Lane	F/YR18/0883/F	Completed site		

Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	Justification
	Wisbech	40021	The Bell	F/YR09/0778/F	Completed site
		40023	Fenland Park	F/YR11/0976/EXTIME	Completed site
		40091	9 - 15 Orange Grove	F/YR18/0615/F	Completed site
		40392	Icon Engineering (Wisbech) Ltd	F/YR18/0146/F	Completed site
		40394	Land South East Of Porters Depot,	F/YR18/0149/F	Completed site
		40405	Port Of Wisbech Ltd, Nene Parade	F/YR18/0529/F	Completed site
		40407	The Secret Garden Touring Park, Mile Tree Lane	F/YR16/0609/F	Completed site
		40410	Priden Engineering Ltd, 20 - 22, Algores Way	F/YR18/0751/F	Completed site
		40418	19, Gordon Court	F/YR17/1007/F	Completed site
Large Village	Manea	40024	Land North of 55A Station Road	F/YR12/0555/F	Completed site
		40051	26 Teachers Close	F/YR16/0372/F	Completed site
	Wimblington	40397	Law Fertilisers Ltd	F/YR16/0330/F	Completed site
		40507	Land east of 38 March Road		Completed site
Medium Village	Leverington	40088	Land North Of 118-124 Leverington Common	F/YR18/0393/RM	Completed site
		40414	Sunnyside, Mays Lane	F/YR/1/0911/F	Completed site
Open countryside		40389	Unit 2 Benwick Road Industrial Estate	F/YR19/0091/F	Completed site
		40401	100, Ramsey Road	F/YR17/0482/F	Completed site

Lapsed sites

Planning permission has lapsed for the following sites by 1 April 2021 (and no separate site submission received). Therefore, not considered deliverable and not include in site assessment process.

Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	LP Justification
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Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	LP Justification
Market Town	March	40039	Land South West Of Queen Street Close	F/YR14/0886/RM	Cambridgeshire County Council monitoring data (as at 01 April 2021) indicates planning permission has lapsed, therefore uncertainty site will be delivered in plan period.
	Whittlesey	40419	30, Benwick Road	F/YR17/1112/F	Cambridgeshire County Council monitoring data (as at 01 April 2021) indicates planning permission has lapsed, therefore uncertainty site will be delivered in plan period.
	Wisbech	40391	Maha Uk Limited,	F/YR16/0142/F	Cambridgeshire County Council monitoring data (as at 01 April 2021) indicates planning permission has lapsed, therefore uncertainty site will be delivered in plan period.
Large Village	Wimblington	40421	Skylark Garden Centre And Country Store	F/YR16/1167/F	Cambridgeshire County Council monitoring data (as at 01 April 2021) indicates planning permission has lapsed, therefore uncertainty site will be delivered in plan period.

Below Local Plan site threshold

The Local Plan only allocates and shows on the policies maps sites of more than 5 dwellings or 0.15ha of employment land.

The following sites have not been included in the site assessment process but do count as part of the commitment on small sites. Because the estimated capacity below 5 or remaining dwellings to be built at 1 April 2021 is below 5 dwellings.

Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	Capacity at 1 April 2021	Justification
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Market Town	March	40040	Land South Of 710 Whittlesey Road	F/YR18/1133/F	4	Remaining net commitment below minimum threshold for allocation.
		40044	Land South East Of Orchard Lodge	F/YR15/0290/F		
		40330	Land between 51-53 Grounds Avenue			
		40512	Land East Of 3, Woodville Drive			
	Whittlesey	40086	Land West Of 27 - 31 Cemetery Road	F/YR18/0353/RM		
		40334	Land rear of 2-16 Crescent Road	F/YR19/0859/FDC	3	Remaining net commitment below minimum threshold for allocation.
	Wisbech	40089	Land West Of 114 - 116 Elm Road	F/YR18/0526/F		
		40385	Aura Truck, Barton Road	F/YR15/0062/F		
		40387	24, Enterprise Way	F/YR17/0066/F		
		40515	2 Victoria Road			
Large Village	Doddington	40069	Land West Of 17-37 Wood Street	F/YR17/0406/F	2	Remaining net commitment below minimum threshold for allocation.
		40092	Land East Of Askham Care Homes Ltd	F/YR18/0738/RM		
	Manea	40018	Former 96 Westfield Rd	F/YR07/1204/F	3	Remaining net commitment below minimum threshold for allocation.
		40034	Land South of 49-49A High Street	F/YR13/0833/F		
		40035	35 Westfield Road	F/YR14/0244/O	4	Remaining net commitment below minimum threshold for allocation.
		40125	Land rear of 37a + 37b Westfield Road	F/YR19/0970/O	3	Remaining net commitment below minimum threshold for allocation.
	Wimblington	40061	Land East Of 38 March Road	F/YR17/0043/F	2	Remaining net commitment below minimum threshold for allocation.
Medium Village	Coates	40066	Land North West Of 162 Coates Road	F/YR17/0283/RM		
	Wisbech St Mary	40016	Sayers Field	F/YR05/1405/RM	1	Remaining net commitment below minimum threshold for allocation.
Small Village A	Christchurch	40090	Land South West Of Syringa House	F/YR18/0591/F	4	Remaining net commitment below minimum threshold for allocation.

	Guyhirn	40030	Greenacre	F/YR13/0268/F	4	Remaining net commitment below minimum threshold for allocation.
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Not Allocated

The following sites were included in the initial SHELLA stage 1 report, however, have not been included in the Local Plan site assessment process, because the site has permission for holiday accommodation or for conversion, and therefore not suitable to be included as an allocation, as for a specific use.

Hierarchy	Settlement	Site Ref	Address	Planning Application Ref	Justification
Market Town	March	40068	The Resource Centre	F/YR17/0345/PNC01	permission for change of use only, and therefore is not suitable for allocation.
		40096	The Old School House	F/YR18/0968/PNC01	permission for change of use only, and therefore is not suitable for allocation.
		40510	34 Station Road		permission for change of use only, and therefore is not suitable for allocation.
		40516	Old School House		permission for change of use only, and therefore is not suitable for allocation.
	Wisbech	40063	First Floor And Second Floor 2 Market Street	F/YR17/0209/F	permission for change of use only, and therefore is not suitable for allocation.
Medium Village	Benwick	40508	Farm Building Bank Farm		permission for change of use only, and therefore is not suitable for allocation.
	Wisbech St Mary	40062	Land North East Of Lakeside Manor	F/YR17/0142/F	permitted use is holiday accommodation and does not require site allocation
Small Village A	Guyhirn	40064	The Orchards Fruit Farm	F/YR17/0223/F	permitted use is holiday accommodation and does not require site allocation
	Murrow	40019	Site at Willowcroft Fish Farm	F/YR08/0898/F	permitted use is holiday accommodation and does not require site allocation
	Tydd St Giles	40029	Phase 2 Land North Of Potential House	F/YR12/0731/F	permitted use is holiday accommodation and does not require site allocation

		40032	Tydd St. Giles Golf & Leisure Centre	F/YR13/0729/F	permitted use is holiday accommodation and does not require site allocation
		40047	Tydd St Giles Golf And Leisure Centre	F/YR15/1119/F	permitted use is holiday accommodation and does not require site allocation
Open countryside		40014	Land at The Ship Inn	F/YR01/0985/F	permitted use is holiday accommodation and does not require site allocation
		40015	Land at Croft Country Club	F/YR05/0621/F	permitted use is holiday accommodation and does not require site allocation
		40027	Fields End Water Caravan Park	F/YR12/0609/F	permitted use is holiday accommodation and does not require site allocation
		40055	Stags Holt Farm	F/YR16/0717/F	Proposal is for change of use only, and therefore is unlikely to be suitable for allocation.
		40080	Parklands	F/YR18/0063/F	permitted use is holiday accommodation and does not require site allocation