# Appendix C: Site Options SA Framework

Part 3

Sites 40201 to 40300

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

#### Field to the rear of Hollycroft



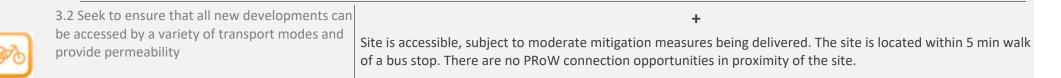
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Transport

2.3 Help provide decent and affordable homes + that meet the various needs of all in appropriate The site is available for housing development in the short term and is located in a Medium Village. locations

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

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



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40201	Field to the rear of Hollycroft	Wisbech St Mary, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange H Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
d Use and \	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
Resource	7. Watei	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

#### 40202 Land North West Of 37 Wood Street

3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations + The site is available for housing development in the short term and is located in a Large Village.

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

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

3.2 Seek to ensure that all new developments can	++
be accessed by a variety of transport modes and provide permeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	 Site intersects a Conservation Area.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to loca character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40202	Land North West Of 37 Wood Street	Doddington, Doddington CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>++</b> The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>++</b> The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
Resource	7. Watei	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
es es	-1	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

202	Land North West Of 37 Wood Street	Doddington, Doddington CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	<ul> <li>a.2. Reduce the risk of pollution to the</li> <li>a.3. Reduce the risk of pollution to the</li> <li>a.3. environment from contaminated land</li> </ul>	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site

development of the site.

### 40202 Land North West Of 37 Wood Street

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

#### 40203 Land rear of The Bank

locations

3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate The site is available for housing development in the short term and is located in a Medium Village.

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

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

3.2 Seek to ensure that all new developments can	++
be accessed by a variety of transport modes and provide permeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	 Site intersects a Conservation Area.
ritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

#### Parson Drove, Parson Drove CP

40203	Land rear of The Bank	Parson Drove, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	/ The majority of the site area is 'best and most versatile' argicultural land (Grade 2) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed
d Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	/ The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
life	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	<ul> <li>Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.</li> </ul>

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

<ul> <li>but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a prischool; more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities.</li> <li>1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate</li> <li>The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being</li> </ul>	A Frame	work	
services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a pri school; more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. 1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places		inequalities related to health, well-being, age, gender, disability, race, faith, location and	~ No significant effect
space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wild life and wild places.	Commur	services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primar
		space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate	The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild

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

40204	Seadyke Bank	Murrow, Parson Drove CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	- The site is available for the development of Gypsy & Traveller pitches in the short term, but is within a Small Village and is therefore poorly located.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	- The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).
<b>6%</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

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

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

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

#### 40205 Land North East of No. 2 Ingles Lane



3. Transport

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

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

	3.2 Seek to ensure that all new developments can	++
Ъ	provide permeanility	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	 Site intersects a Conservation Area. Potential harm to setting of listed building(s).
itage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.

40205	Land North East of No. 2 Ingles Lane	Doddington, Doddington CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
Resources	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	<b>++</b> The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	<ul> <li>A.2. Reduce the risk of pollution to the</li> <li>environment from contaminated land</li> </ul>	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	∼ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

#### 40206 Land Between and rear of 38a and 40 Ramsey Road

3. Transport

2.3 Help provide decent and affordable homes	+
that meet the various needs of all in appropriate	The site is available for housing development in the short term but is within a Medium Village .
locations	

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

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

	3.2 Seek to ensure that all new developments can	++
9		Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building/structures and non-designated heritage assets.
ritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

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

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

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

#### 40207 Land to the rear of Neneside



Transport

and Flood Risk

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site is located within 5 min walk of a bus stop; such as walking, cycling and public transport and contribute to the safety of all highway users. The site is located within 5 min walk of a primary school; and more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<b>?</b> Insufficient data available to identify effects
	4.3 Retain the distinctive character of Fenland's landscape	? Insufficient data available to identify effects
5. Resilience to Climate Change	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', wetland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.

•	)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
Resources	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.

# 40207 Land to the rear of Neneside

	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

#### 40208 Land at North Brink

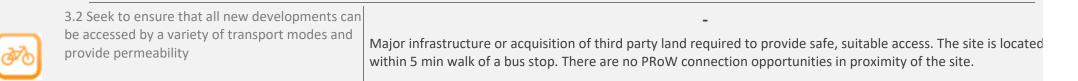
2.3 Help provide decent and affordable homes

ω

Transport

	Wist	bech, Wisbech CP
++		

that meet the various needs of all in appropriate<br/>locationsThe site is available for housing development and is located in a Market Town.3.1 Reduce the reliance on private motor vehicles<br/>and encourage more sustainable transport<br/>modes such as walking, cycling and public<br/>transport and contribute to the safety of all<br/>highway users.-The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop;<br/>within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school;<br/>within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. In addition,<br/>major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	∼ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
hange d Risk	5.2 Minimise and wherever possible remove the	

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

<sup>7 to</sup> Site is located mainly in Flood Zone 3, at greatest risk from flooding.

6. Land Use and	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 Site is within 500m of a County Wildlife Site. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing woodland, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

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

40208	Land at North Brink	Wisbech, Wisbech CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

#### 40209 Land parcel east of Ramsey Road

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	<b>++</b> The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10- 15 min walk of a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
<b>8</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of Conservation Area and listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	+ The site visit assessment found that development of the site could enhance local character and/or sense of place
	4.3 Retain the distinctive character of Fenland's landscape	+ The site visit assessment found that development of the site could enhance local character and/or sense of place
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	+ The majority of the site area is not agricultural land (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	<b>++</b> The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.

40209	Land parcel east of Ramsey Road	Whittlesey, Whittlesey CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	~ No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	- The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	~ The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.

	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~ No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	- The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has relatively poor access to services and facilities.

# 40210 Land at 19 Blackmill Road

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	modes such as walking, cycling and public transport and contribute to the safety of all	- The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).

	3.2 Seek to ensure that all new developments can	+
<b>M</b>	nrovide nermeability	Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

Heritage, Place Making Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	∼ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40210	Land at 19 Blackmill Road	Chatteris, Chatteris CP
5. R Clim and	5.1 Limit or reduce vulnerability to the effects of	?
5. Resilience to Climate Change and Flood Risk	climate change	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
k e o	5.2 Minimise and wherever possible remove the	?
	vulnerability of people, places and property to the risk of flooding from all sources	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	+ The majority of the site area is not agricultural land (based on Agricultural Land Classification).
6. Land	6.2 Utilise brownfield sites for re-development in	
Use	appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and W	6.3 Minimise and avoid where possible impacts to	- · · · · · · · · · · · · · · · · · · ·
Wildlife	biodiversity and geodiversity, both within and beyond designated sites of international, national	There are records of protected species on or in close proximity of the site.



llife	beyond designated sites of international, national or local significance, and on protected species	There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40210	Land at 19 Blackmill Road	Chatteris, Chatteris CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	<ul> <li>Section 12 Section 12 Section</li></ul>	 The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources		- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

## 40211 Land south of Salisbury House, Blackmill Road

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	/ The site has reasonably good access to some services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.
<b>8</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 10-15 min walk of a bus stop. There are opportunities to connect to nearby PRoW within the site boundary.
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	-
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



G

4.3 Retain the distinctive character of Fenland's	
landscape	The site visit assessment found that development of the site will likely result in significant adverse harm to local
	character and/or sense of place.

40211	Land south of Salisbury House, Blackmill Road	Chatteris, Chatteris CP
5. Re Clima and	5.1 Limit or reduce vulnerability to the effects of	?
5. Resilience to Climate Change and Flood Risk	climate change	The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the	?
	vulnerability of people, places and property to the risk of flooding from all sources	The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	6.1 Minimise the irreversible loss of	/
6. Land	undeveloped land, particularly high grade agricultural land	The majority of the site area is 'best and most versatile' argicultural land (Grade 2) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed
Use	6.2 Utilise brownfield sites for re-development in	/
and Wildlife	appropriate circumstances	The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
life	6.3 Minimise and avoid where possible impacts to	~
	biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

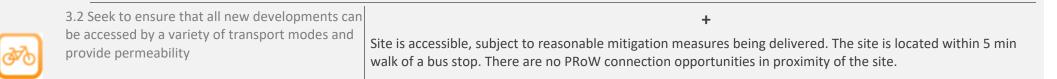
### 40212 Land West of Wisbech Road

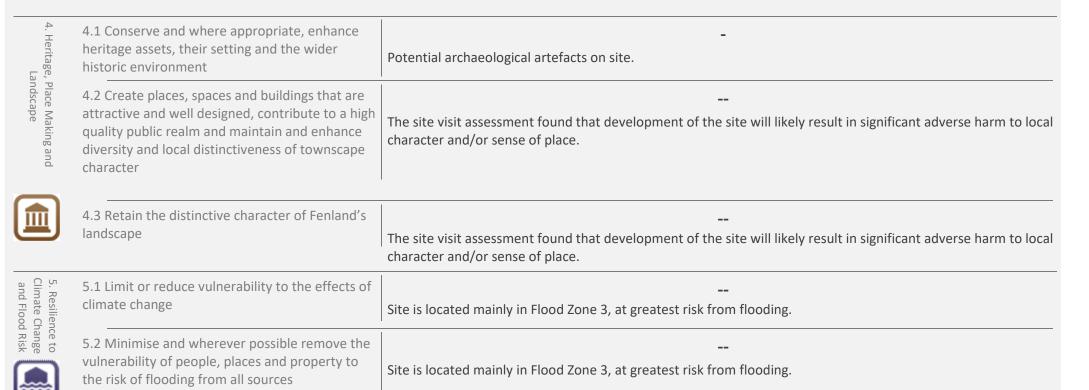


2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	<b>++</b> The site is available for housing development and is located in a Market Town.
3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all	- The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe,

3. Transport highway users.

1.1.	
oublic	within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary scho
ty of all	more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	suitable access is acheivable (subject to reasonable mitigation measures).





6. Land Use and Wildlife

6 Land Lise and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.

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

40212	Land West of Wisbech Road	March, March CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to reasonable mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

## 40213 Land at Quaker Lane and Stow Lane



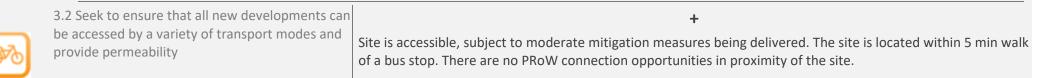
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Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations ++ The site is available for housing development and is located in a Market Town.

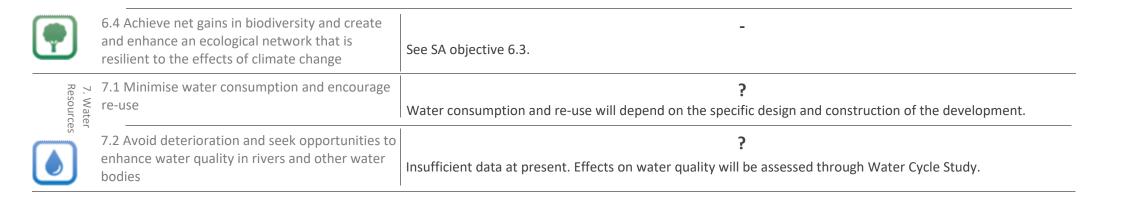
3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

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



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40213	Land at Quaker Lane and Stow Lane	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



### 40213 Land at Quaker Lane and Stow Lane

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

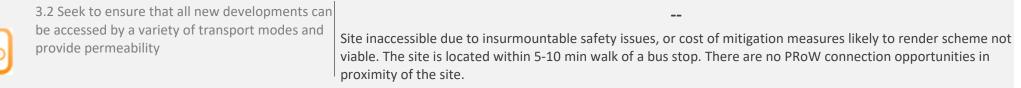
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	~ No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health,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

### **Nixhill Farm** 40214

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Transport

Wimblington, Wimblington CF 2.3 Help provide decent and affordable homes  $\sim$ that meet the various needs of all in appropriate The site is available for non-residential development and is therefore not likely to impact upon the objective. locations 3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a modes such as walking, cycling and public bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary transport and contribute to the safety of all school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. highway users. However, there are insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable.



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



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

		contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	 Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. However, there are insurmountable safety issues, or cost of mitigation measures likely to render scheme not viable. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

Wimblington, Wimblington CF

40214

Nixhill Farm

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

## 40215 Land south of Bridge Lane



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Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations
+
The site is available for housing development in the short term and is located in a Large Village.

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

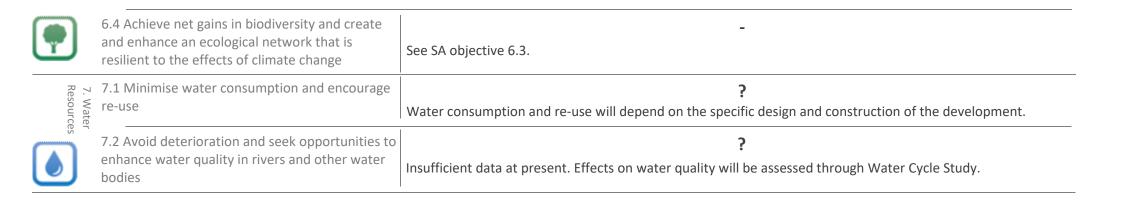
+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk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



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



40215	Land south of Bridge Lane	Wimblington, Wimblington CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

and adaptability of the local economy

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

services and facilities.

## 40216 Lane South East of Dove Cottage, Gull Road

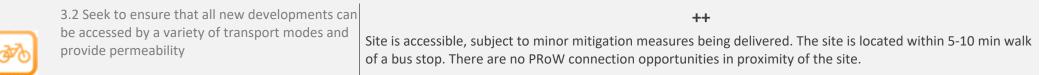


Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

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

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



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40216	Lane South East of Dove Cottage, Gull Road	Guyhirn, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Hansk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
Resource	7. Water	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40216		Lane South East of Dove Cottage, Gull Road	Guyhirn, Wisbech St Mary CP
	Pollution and Wa	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
		8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

## Land south of Bridge Lane



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Transport

2.3 Help provide decent and affordable homes +that meet the various needs of all in appropriate The site is available for housing development in the short term and is located in a Large Village. locations 3.1 Reduce the reliance on private motor vehicles +

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

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



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40217	Land south of Bridge Lane	Wimblington, Wimblington CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

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

### Land to South and East of Norbrown Hospital Road 40218



3. Transport

2.3 Help provide decent and affordable homes +that meet the various needs of all in appropriate The site is available for housing development in the short term and is located in a Large Village. locations

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

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

<b>e</b> se 1	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Development of site has potential to harm setting of Conservation Area and listed building(s). Potential archaeological assets on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

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

•	)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
	7. Water	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
Ces		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40218	Land to South and East of Norbrown Hospital Roa	d Doddington, Doddington CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

#### 40219 Land west of Station Avenue



Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site is located within 5 min walk of a bus stop; suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40219	Land west of Station Avenue	Murrow, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	∼ The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
Resource	7. Water	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

40220	Site adj. Fruit Lodge	Tydd Gote, Tydd St Giles CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	- The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	 The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.
<b>8</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage,	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential archaeological artefacts on site.
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40220	Site adj. Fruit Lodge	Tydd Gote, Tydd St Giles CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

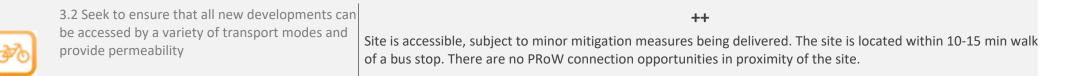
## 40221 Site adj Charity Farm



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is located in the open countryside and is therefore inappropriately located in the context of the Settlement Hierarchy.

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

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



4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s).
tage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40221	Site adj Charity Farm	Open countryside, Newton-in-the-Isle CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange H Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
Resource	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

## 40222 Site at Salimar, Redgate Road



Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is located in the open countryside and is therefore inappropriately located in the context of the Settlement Hierarchy.

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

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



4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential archaeological artefacts on site.
age, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

222	Site at Salimar, Redgate Road	Foul Anchor, Tydd St Giles CP
5. Resilience to Climate Change	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats

•	)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
Resource	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40222 Climate Change and Flood Risk

#### ~• Call

40222		Site at Salimar, Redgate Road	Foul Anchor, Tydd St Giles CP
	8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	 The site has very poor access to services and facilities. Occupants of the site will likely be dependent on provate vehciles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	ind Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	 Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

# 40223 West Field

3. Transport

west Field	Manea, Man
2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Large Village.
3.1 Reduce the reliance on private motor vehicles	

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

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

	3.2 Seek to ensure that all new developments can	+
5	be accessed by a variety of transport modes and provide permeability	Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40223	West Field	Manea, Manea CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
d Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
Resources	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	<u> </u>	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

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

## 40224 Land south of Brewery Close and Ingham Hall Gardens



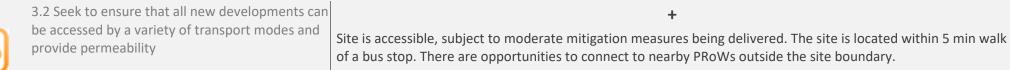
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Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations
+
The site is available for housing development in the short term and is located in a Medium Village.

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

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



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of Conservation Area and listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40224	Land south of Brewery Close and Ingham Hall Ga	rdens Parson Drove, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
Resources	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
ies	<u> </u>	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40224	Land south of Brewery Close and Ingham Hall Ga	rdens Parson Drove, Parson Drove CP
	odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
ם ייים גר		- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

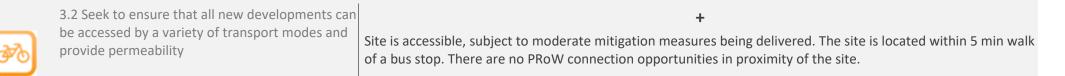
#### 40225 Land north of Eastrea Road



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site has re within 10-15 m within 15-20 m access is achie

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



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40225	Land north of Eastrea Road	Eastrea, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

•	)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
	Water	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

0225	Land north of Eastrea Road	Eastrea, Whittlesey CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Site not expected to effect mineral resources.



SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	~ No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	 The site intersects a County Wildlife Site, there is a high quality habitat on site, and is located within the Goose & Swan IRZ. The site also intersects existing grassland, buffer and 'stepping stones', and woodland buffer and 'stepping stones', identified by the Cambridgeshire habitats mapping project. The site is located within 500m of an internationally designated habitat. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.

	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~ No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	- The site is located more than 15 minutes walk from an existing employment area.
Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	- The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

# 40226 Land east of Drybread Road

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	+ The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
<b>8</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40226	Land east of Drybread Road	Whittlesey, Whittlesey CP
5. Re Clima and I	5.1 Limit or reduce vulnerability to the effects of climate change	?
5. Resilience to Climate Change and Flood Risk		The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
× 0 0	5.2 Minimise and wherever possible remove the	?
	vulnerability of people, places and property to the risk of flooding from all sources	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	6.1 Minimise the irreversible loss of	-
6. Lan	undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use	6.2 Utilise brownfield sites for re-development in	
and W	appropriate circumstances	Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to	
	biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is within 500m of a designated habitat of international/national importance. Site intersects a County Wildlife Site. The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	 See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

#### Land at 113 Sutton Road



3. Transport

2.3 Help provide decent and affordable homes ++ that meet the various needs of all in appropriate The site is available for housing development and is located in a Market Town. locations

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

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

	3.2 Seek to ensure that all new developments can		
9	nrovide nermeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.	

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s) and scheduled monument.
ritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

#### 40227

40227	Land at 113 Sutton Road	Wisbech, Leverington CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
Resources	)	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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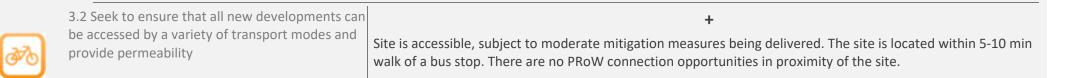
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40227	Land at 113 Sutton Road	Wisbech, Leverington CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities.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

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

### Land at Inglescombe Nurseries

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
transport and contribute to the safety of all	- The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
age, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



3. Transport

40228	Land at Inglescombe Nurseries	Wisbech, Wisbech CP	
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.	
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.	
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	/ The majority of the site area is 'best and most versatile' argicultural land (Grade 1) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed.	
d Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	/ The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.	
llife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, woodland stepping stone, which risks potential harm if the site is developed.	



•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
rces	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

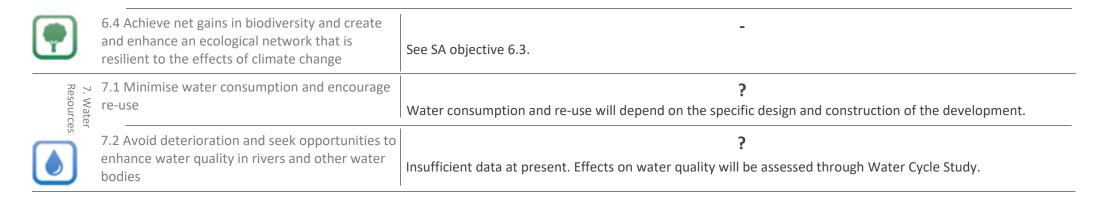
#### 40229 Land at Sparrow Lane

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	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Large Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	<b>++</b> The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
<b>6</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	<b>++</b> Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
tage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40229	Land at Sparrow Lane	Wimblington, Wimblington CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	++ The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>++</b> The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, existing woodland, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

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

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2.1 Help people gain access to a range of employment, education and training opportunities	 The site is located more than 20 minutes walk from existing employment areas.
2.2 Support investment in people, places,	+
communications and other infrastructure to	The site is located in the catchment of a primary school which has spare capacity in some years. The site is
improve the efficiency, competitiveness, vitality	located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to
and adaptability of the local economy	services and facilities.

# 40230 Lane west of Gull Road



Transport

and Flood Risk

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. - The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<b>?</b> Insufficient data available to identify effects
	4.3 Retain the distinctive character of Fenland's landscape	? Insufficient data available to identify effects
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 The site is within 500m of a designated habitat of international/national importance. Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	 See SA objective 6.3.
Resources	7. Water	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	S	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.

# 40230 Lane west of Gull Road

	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### 40231 Land west of Murrow Bank



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

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

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



Heritage, Place Making an Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40231	Land west of Murrow Bank	Murrow, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

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•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40231	Land west of Murrow Bank	Murrow, Parson Drove CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	<ul> <li>Section 2.2. Reduce the risk of pollution to the</li> <li>environment from contaminated land</li> </ul>	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources		- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	sustainable form and allow/ for re-lise	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

## 40232 Land south of Addison Road, east of Doddington Road

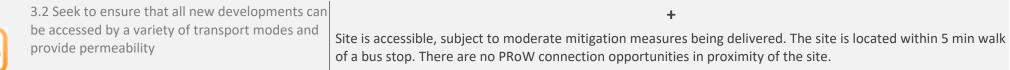
3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations + The site is available for housing development in the short term and is located in a Large Village.

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

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

Wimblington, Wimblington CF



Heritage, Place Making an Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.

40232	Land south of Addison Road, east of Doddington	Road Wimblington, Wimblington CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40232	Land south of Addison Road, east of Doddington	Road Wimblington, Wimblington CF
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	<b>++</b> The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

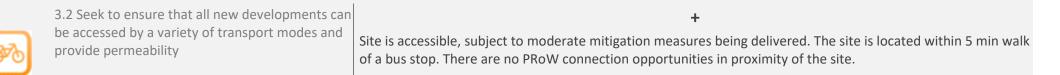
### 40233 Land south of 80 Coates Road



Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



Heritage, Place Making an Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s) and scheduled monument.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

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

40233	Land south of 80 Coates Road	Eastrea, Whittlesey CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	a S.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

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

#### Land north of Upwell Road 40234

highway users.

. Transport

and Flood Risk

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	
(1)	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport	

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

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

++

	3.2 Seek to ensure that all new developments can	++
b	provide permeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Ma Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
Place Making and ndscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.

6. Land Use and \	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.

	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
	environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
and W	8.2. Reduce the risk of pollution to the	
8. Pollution	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	enhance water quality in rivers and other water bodies	۲ Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
Sec	7.2 Avoid deterioration and seek opportunities to	<u> </u>
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	 See SA objective 6.3.

40234	Land north of Upwell Road	March, March CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

#### Land north of Benwick Road 40235

## Doddington, Doddington CP



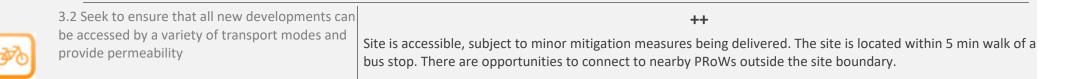
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Transport

2.3 Help provide decent and affordable homes +that meet the various needs of all in appropriate The site is available for housing development in the short term and is located in a Large Village. locations

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

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



4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	 Site intersects a Conservation Area.
tage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40235	Land north of Benwick Road	Doddington, Doddington CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	 See SA objective 6.3.
Resource	7. Watei	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	1	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

# 40236 Waverley Nursery

highway users.

modes such as walking, cycling and public

transport and contribute to the safety of all

3. Transport

waverieg nursery	Wisbech, Wisbech
2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	<b>++</b> The site is available for housing development and is located in a Market Town.
3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a

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

	3.2 Seek to ensure that all new developments can	+
<b>)</b>		Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Li	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified
, Place Making and andscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	∼ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.

# Wisbech, Wisbech CP

40236	Waverley Nursery	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange H Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.



•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40236		Waverley Nursery	Wisbech, Wisbech CP
	Pollu	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	 The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	++ The proposal suggests the site may be available for development of a care home, in the short term. If developed, this could support objective through meeting the needs of an ageing population and/or people with disabilities.
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	- The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site is located within 500m of an internationally designated habitat. No opportunities to connect to PROW.
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~ No significant effect
2. Jobs, Edi Hor	2.1 Help people gain access to a range of employment, education and training opportunities	+ Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	- The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

## 40237 Land off Eastrea Road

3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	<b>++</b> The site is available for housing development and is located in a Market Town.
3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	/ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.

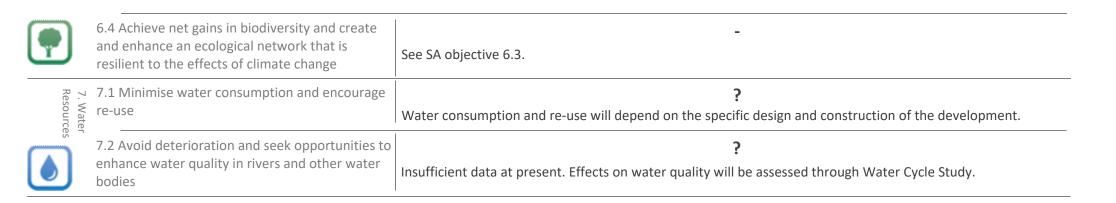
Whittlesey, Whittlesey CP



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



40237	Land off Eastrea Road	Whittlesey, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site is within 500m of a designated habitat of international/national importance. The site is within 500m of a Local Nature Reserve. Site is within 500m of a County Wildlife Site. The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

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

### Land at 12 High Road 40238



Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate The site is available for housing development in the short term but is within a Small Village and is therefore locations poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; modes such as walking, cycling and public but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary transport and contribute to the safety of all school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. highway users. Safe, suitable access is acheivable (subject to minor mitigation measures).



4. He	4.1 Conserve and where appropriate, enhance	~
leritage, La	heritage assets, their setting and the wider historic environment	No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
e, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<b>?</b> Insufficient data available to identify effects
	4.3 Retain the distinctive character of Fenland's landscape	<b>?</b> Insufficient data available to identify effects
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ange Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.

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

## Guyhirn, Wisbech St Mary CP

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



9.2 Support the use of locally sourced building	~
materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

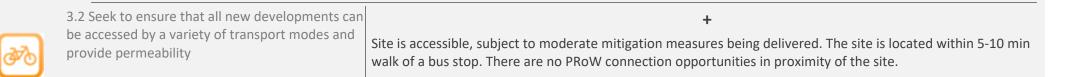
#### Land west of Orchard Lodge 40239

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Transport

Land west of Orchard Lodge		Wisbech, Wisbech CP
2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.	
3.1 Reduce the reliance on private motor vehicles		

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; modes such as walking, cycling and public within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but transport and contribute to the safety of all more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable highway users. access is achievable (subject to minor mitigation measures).



4. Heritage, Lá	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
age, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40239	Land west of Orchard Lodge	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40239	Land west of Orchard Lodge	Wisbech, Wisbech CP
		- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	<ul> <li>8.2. Reduce the risk of pollution to the</li> <li>environment from contaminated land</li> </ul>	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources		- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	sustainable form and allow for re-lise	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

## 40240 Land at 85 Harecroft Road

3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations ++ The site is available for housing development and is located in a Market Town.

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

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

3.2 Seek to ensure that all new developments can	++
be accessed by a variety of transport modes and provide permeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40240	Land at 85 Harecroft Road	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
<del>٥</del>	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	+ The majority of the site area is not agricultural land (based on Agricultural Land Classification).
Land Use ar	appropriate circumstances	 Development of the site would result in the loss of greenfield land.
nd Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
es r	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40240	Land at 85 Harecroft Road	Wisbech, Wisbech CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and</li> <li>other pollutants (including air, water, soil, noise,</li> <li>odour, vibration and light)</li> </ul>	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	~ No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	- The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
S	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	/ The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site is located in within 500m of an internationally designated habitat. The wildife officer advised the site is in a sensitive locations, and would rewuire mitigation measures to reduce impacts on ecology. The site could suppor access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.

	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~ No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	 The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	<b>++</b> The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	- The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	- The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).
<b>8</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage,	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s).
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<b>?</b> Insufficient data available to identify effects
	4.3 Retain the distinctive character of Fenland's landscape	? Insufficient data available to identify effects

Rings End, Elm CP

40241

6 March Road

40241	6 March Road	Rings End, Elm CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	+ The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
e to Inge Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	+ The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site is within 500m of a designated habitat of international/national importance. The site is within 500m of a Local Nature Reserve. Site is within 500m of a County Wildlife Site. The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, wetland buffer, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.



•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	

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

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

## Land to north of High Road



3. Transport

2.3 Help provide decent and affordable homes +that meet the various needs of all in appropriate The site is available for housing development in the short term and is located in a Medium Village. locations

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

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

	3.2 Seek to ensure that all new developments can	
Ъ	be accessed by a variety of transport modes and provide permeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
ge, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40242	Land to north of High Road	Wisbech St Mary, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 Site is within 500m of a County Wildlife Site. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	 See SA objective 6.3.
Resource	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	\	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40242	Land to north of High Road	Wisbech St Mary, Wisbech St Mary CP
	other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
ם עימגוב	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

SA Framework

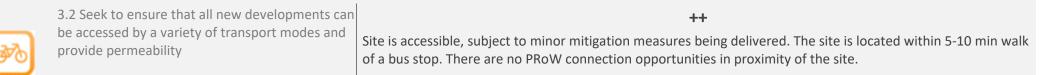
## 40243 126 Murrow Bank



Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, Li	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
tage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40243	126 Murrow Bank	Murrow, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
range I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

## 40244 Land on the east side of Stow Lane

3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
locations	

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

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

	3.2 Seek to ensure that all new developments can	+
5	nrovido normospility	Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoW within the site boundary.

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
Place Making and indscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.

40244	Land on the east side of Stow Lane	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

•	)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	 See SA objective 6.3.
	7. Water	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

### 40244 Land on the east side of Stow Lane

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

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

# 40245 Land at Melbourne Avenue

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	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	<b>++</b> The site is available for housing development in the short term, and is located in a Market Town.
3. Transport		- The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).

	3.2 Seek to ensure that all new developments can	
<b>M</b>	provide permeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	∼ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40245	Land at Melbourne Avenue	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40245	I	Land at Melbourne Avenue	March, March CP
	Pollu	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	≷a 8	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9. [	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	1	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	∼ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

# 40246 Land to the rear of Tescos

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

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats

		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	∼ Development of the site likely have a neutral or negligible effect in respect of the objective.
	50	8.2. Reduce the risk of pollution to the environment from contaminated land	<b>++</b> Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducin reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	-	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
7. Water Resources	7. Water	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.

40246	Land to the rear of Tescos	March, March CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

40247	Land off The Bank	Murrow, Parson Drove CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	- The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	- The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).
<b>8</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage,	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40247	Land off The Bank	Murrow, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 The site intersects features identified by the Cambs Habitats mapping project including, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
e e	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

#### Land off the $\Delta 142$ 40248

highway users.

3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	<b>++</b> The site is available for housing development and is located in a Market Town.
3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport	++

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

	3.2 Seek to ensure that all new developments can	++
5	be accessed by a variety of transport modes and provide permeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	-
tage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40248	Land off the A142	Chatteris, Chatteris CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
US T	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

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

#### 40249 Land opposite Primary School

# Benwick, Benwick CP

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	f + The site is available for housing development in the short term but is within a Medium Village .
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
<b>8</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Development of site has potential to harm setting of listed building(s), non-designated heritage assets and setting of village. Potential archaeological assets on site.
ce Making and scape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

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

# 40249 Land opposite Primary School

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

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

## 40250 Land south of 16A Doddington Road

3. Transport

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

### ++

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

3.2 Seek to ensure that all new developments can	++
be accessed by a variety of transport modes and provide permeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s), non-designated heritage assets and setting of village.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	∼ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

40250	Land south of 16A Doddington Road	Benwick, Benwick CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
Kesource	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40250	Land south of 16A Doddington Road	Benwick, Benwick CP	
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.	
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.	
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.	
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources		
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.	

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	~ No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	- The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	~ The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places. The site could support access to wildlife and wild places, as there may be opportunities to connect to Public Right of Ways located near to the site.

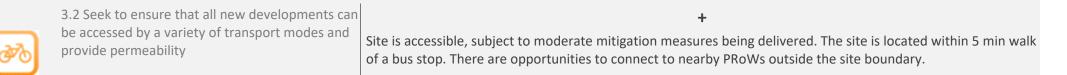
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~ No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	 The site is located more than 20 minutes walk from existing employment areas.
Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	- The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

### 40251 Land west of Church Lane



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Development of site has potential to harm setting of listed building(s). Potential archaeological assets on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

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

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

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

## 40252 Land north east of March

3. Transport

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++	

March March CP

locations3.1 Reduce the reliance on private motor vehicles<br/>and encourage more sustainable transport modes<br/>such as walking, cycling and public transport and<br/>contribute to the safety of all highway users.The<br/>stop<br/>but<br/>the

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

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

	3.2 Seek to ensure that all new developments can	+
5	provide permeability	Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

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

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential archaeological artefacts on site.
tage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.

40252	Land north east of March	March, March CP
5. R Clim anc	5.1 Limit or reduce vulnerability to the effects of	?
5. Resilience to Climate Change and Flood Risk	climate change	The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
sk to	5.2 Minimise and wherever possible remove the	?
	vulnerability of people, places and property to the risk of flooding from all sources	The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	6.1 Minimise the irreversible loss of	
6. Lar	undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
nd Use	6.2 Utilise brownfield sites for re-development in	
Land Use and Wildlife	appropriate circumstances	Development of the site would result in the loss of greenfield land.
Vildlif	6.3 Minimise and avoid where possible impacts to	~
۵.	biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
	6.4 Achieve net gains in biodiversity and create	~
<b>P</b>	and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. v Res	7.1 Minimise water consumption and encourage	?
7. Water Resources	re-use	Water consumption and re-use will depend on the specific design and construction of the development.
°,	7.2 Avoid deterioration and seek opportunities to	?
	enhance water quality in rivers and other water bodies	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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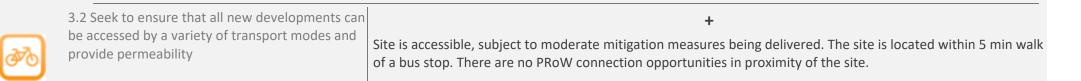
40252	Land north east of March	March, March CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to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

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

improve the efficiency, competitiveness, vitality The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor and adaptability of the local economy access to services and facilities.

## 40253 Land east of Elm Road

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	contribute to the safety of all highway users.	- The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential archaeological artefacts on site.
ritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	∼ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

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

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

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

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

### 40254 Land to north of 161-213

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	
<b>8</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of Conservation Area and listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40254	Land to north of 161-213	Coates, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.



•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

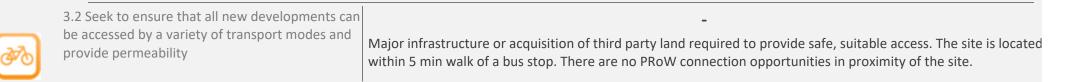
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	~ No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health,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

# 40255 Land at Kinderley Road

3. Transport

and Flood Risk

)	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3 Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.

6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ No effects on habitats or protected species identified.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	 The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.

40255	Land at Kinderley Road	Wisbech, Wisbech CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	/ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

# 40256 Land to the rear of Glendon Gardens

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	••
<b>M</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	<b>++</b> Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Development of site has potential to harm setting of scheduled monuments and listed building(s). Potential archaeological assets on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.

40256	Land to the rear of Glendon Gardens	Wisbech, Leverington CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	<ul> <li>Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.</li> </ul>

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40256	Land to the rear of Glendon Gardens	Wisbech, Leverington CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

# 40257 Land to the South of 139 Wimblington Road

3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	<b>++</b> The site is available for housing development and is located in a Market Town.
3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school: and more than 20 mins walk from medical facilities. The site is

within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In

addition, safe, suitable access is acheivable (subject to minor mitigation measures).

March. March CP

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

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Development of site has potential to harm setting of listed building(s). Potential archaeological assets on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



40257	Land to the South of 139 Wimblington Road	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	∼ The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

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•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	

40257		Land to the South of 139 Wimblington Road	March, March CP
	8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	Ω.	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions
			in emissions will depend on the design and construction standards of the development.

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

## 40258 Land South of Coates Road

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Transport

2.3 Help provide decent and affordable homes<br/>that meet the various needs of all in appropriate<br/>locations\_The site is available for housing development in the short term but is within a Small Village and is therefore<br/>poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus such as walking, cycling and public transport and contribute to the safety of all highway users. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of scheduled monuments and listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40258	Land South of Coates Road	Eastrea, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
sk ee	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
<i>N</i> ildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40258 Land South of Coates Road		Eastrea, Whittlesey CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

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

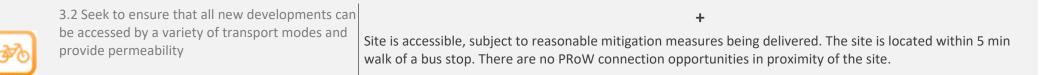
## 40259 Land rear of 127 Wype Road



Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to reasonable mitigation measures).



Heritage, Place Making an Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of scheduled monuments and listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40259	Land rear of 127 Wype Road	Eastrea, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	
		Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40259	Land rear of 127 Wype Road	Eastrea, Whittlesey CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to reasonable mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

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

SA Framework

### 40260 Land north of Fen Road

Parson Drove, Parson Drove CP

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	<b>++</b> The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).

	3.2 Seek to ensure that all new developments can	
<b>%</b>	nrovide hermeanility	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of Conservation Area and listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	∼ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

40260	Land north of Fen Road	Parson Drove, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
hange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
Res	7.1 Minimise water consumption and encourage	?
7. Water Resources	re-use	Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40260	Land north of Fen Road	Parson Drove, Parson Drove CP
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	<b>++</b> Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

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

# 40261 Land east of Long Drove



3. Transport

and Flood Risk

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations
 3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.
 The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe,

suitable access is acheivable (subject to reasonable mitigation measures).

	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and	·
ゐ	nrovide nermeability	Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

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

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6.2 Utilise brownfield sites for re-development in appropriate circumstances          0 Development of the site would result in the loss of greenfield land.         6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species          The site intersects features identified by the Cambs Habitats mapping project includir stone', which risks potential harm if the site is developed. However, the wildlife offic oncerns.	(Grade 2) (based on
beyond designated sites of international, national or local significance, and on protected species	
6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change       ~         See SA objective 6.3.       *	

	and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.

40261	Land east of Long Drove	Parson Drove, Parson Drove CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to reasonable mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

#### Area behind high street shops directly south of the river in March 40262



3. Transport

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
IJ	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	++ The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of

reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable

March. March CP

3.2 Seek to ensure that all new developments can +be accessed by a variety of transport modes and Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min provide permeability walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

access is acheivable (subject to minor mitigation measures).

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	 Site intersects a Conservation Area.
Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<b>++</b> The site visit assessment found that development of the site could make a significant postive contribution to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	++ The site visit assessment found that development of the site could make a significant postive contribution to local character and/or sense of place.



40262 Area behind high street shops directly south of the river in March		ne river in March March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ The site is not agricultural land (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats manning project including, existing grassland

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	∼ See SA objective 6.3.
Resource	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

March, March CP

40262

Area behind high street shops directly south of the river in March

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

#### Land to the west of Hereward Hall 40263

3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3.1 Reduce the reliance on private motor vehicles	++

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

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

	3.2 Seek to ensure that all new developments can	++
9	provide permeanility	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	∼ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	+ The site visit assessment found that development of the site could enhance local character and/or sense of place Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	+ The site visit assessment found that development of the site could enhance local character and/or sense of place Development has potential to harm protected trees located on site.



# 40263 Land to the west of Hereward Hall

10200		
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However
	the risk of flooding from all sources	some risk of surface water flooding is identified.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ The site is not agricultural land (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	beyond designated sites of international, national or local significance, and on protected species	- Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

•	)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
Resources	7. Water	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40263	Land to the west of Hereward Hall	March, March CP
	odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
מ ייי מסוכ		+ Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

#### Land to the east of Norwood Road 40264



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Transport

2.3 Help provide decent and affordable homes ++ that meet the various needs of all in appropriate The site is available for housing development and is located in a Market Town. locations 3.1 Reduce the reliance on private motor vehicles ++ and encourage more sustainable transport modes The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; such as walking, cycling and public transport and

suitable access is acheivable (subject to minor mitigation measures).

within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than

++

20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe,

March, March CP

3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a provide permeability bus stop. There are no PRoW connection opportunities in proximity of the site.

contribute to the safety of all highway users.

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
n p	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	∼ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.

Landscape

# Land to the east of Norwood Road

5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

<u>б</u> .	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ The site is not agricultural land (based on Agricultural Land Classification).
and Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	nevond designated sites of international national	∼ Site is within 500m of a County Wildlife Site. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

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		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
S	~	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

### 40264 Land to the east of Norwood Road

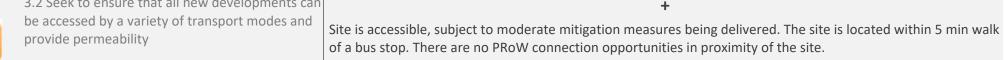
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	<ul> <li>a</li> <li>a. 2. Reduce the risk of pollution to the</li> <li>a. 2. Reduce the risk of pollution to the</li> <li>b. 2. Reduce the risk of pollution to the</li> <li>b. 3. 2. Reduce the risk of pollution to the</li> </ul>	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a	~

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

# 40265 Land north of March Road

## Coates, Whittlesey CP

such as walking, cycling and public transport and contribute to the safety of all highway users. Therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.	2)	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development and is located in a Medium Village.
addition, safe, suitable access is acheivable (subject to minor mitigation measures).	3. Transport	and encourage more sustainable transport modes such as walking, cycling and public transport and	•



4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified
, Place Making and andscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40265	Land north of March Road	Coates, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located in the Goose & Swan Functional Land IB7 and therefore may affected protected wetland hirds

•	)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
Resources	7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40265	Land north of March Road	Coates, Whittlesey CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

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

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	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
<b>3</b> 20	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	<b>+</b> Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage,	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s) and open space.
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.

40266	Opportunity Site - Area directly south of the stat	ion in March March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ The site is not agricultural land (based on Agricultural Land Classification).
Land Use and \	6.2 Utilise brownfield sites for re-development in appropriate circumstances	/ The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer has identified that the site likely supports habitats and/or protected

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
Resources		7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

species, requiring compensation measures or limiting the developable area.

40266	Opportunity Site - Area directly south of the stat	ion in March March, March CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	 The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### 40267 Land south of Seadyke Bank



Transport

2.3 Help provide decent and affordable homesthat meet the various needs of all in appropriate<br/>locationsThe site is available for housing development in the short term but is within a Small Village and is therefore<br/>poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40267	Land south of Seadyke Bank	Murrow, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange H Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
Resources	\	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40267	Land south of Seadyke Bank	Murrow, Wisbech St Mary CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### 40268 Land south west of Gull Road



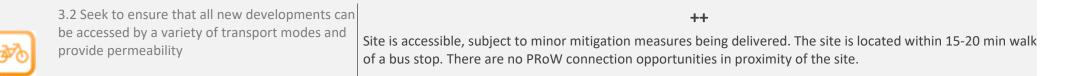
Transport

and Flood Risk

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2.3 Help provide decent and affordable homesthat meet the various needs of all in appropriate<br/>locationsThe site is available for housing development in the short term but is within a Small Village and is therefore<br/>poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<b>?</b> Insufficient data available to identify effects
	4.3 Retain the distinctive character of Fenland's landscape	<b>?</b> Insufficient data available to identify effects
5. Resilience to Climate Change	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ice to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.

### Land south west of Gull Road 40268

6. Lanc	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
d Use and \	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. However, the wildlife officer raised no wildlife concerns.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	 The site has very poor access to services and facilities. Occupants of the site will likely be dependent on provate vehciles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.

40268	Land south west of Gull Road	Guyhirn, Wisbech St Mary CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### 40269 Land north of Barton Road

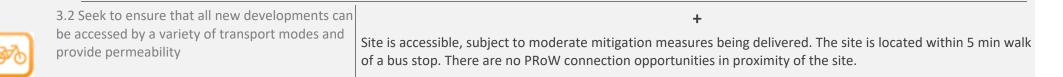
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3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is

therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In

addition, safe, suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40269	Land north of Barton Road	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nce to nange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40269		Land north of Barton Road	Wisbech, Wisbech CP
	8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	 The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

# 40270 Land to the southwest of the proposed realignment of the A605 at Kings Dyke

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	~ The site is available for non-residential development, and is therefore unlikely to impact upon the objective.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	



4	4.1 Conserve and where appropriate, enhance	~
Heritage, Place Making and Landscape	heritage assets, their setting and the wider historic environment	No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

40270	Land to the southwest of the proposed realignme	ent of the A605 at Kings Dyke Whittlesey, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange J Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	+ The majority of the site area is not agricultural land (based on Agricultural Land Classification).
Land Use ar	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
Resource	7. Watei	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

Whittlesey, Whittlesey CP

Land to the southwest of the proposed realignment of the A605 at Kings Dyke

40270

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	~ No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	- The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	- The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. No opportunities to connect to PROW.
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~ No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	<b>++</b> Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	 Whilst located in a Waste Consultation Area, development of the site is not expected to prejudice operations anc allocations. The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.

#### Land west of 180-186 Elm Road 40271

3. Transport

2.3 Help provide decent and affordable homes	++	
that meet the various needs of all in appropriate locations	The site is available for housing development and is located in a Market Town.	
2.1. Deduce the religned on private meter vehicles		

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

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

	3.2 Seek to ensure that all new developments can	••
Ъ	provide permeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	+ The site visit assessment found that development of the site could enhance local character and/or sense of place
	4.3 Retain the distinctive character of Fenland's landscape	+ The site visit assessment found that development of the site could enhance local character and/or sense of place
5. Resilience to Climate Change	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•	)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
הפטעו נפט	7. Water	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.

9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

March, March CP

40271

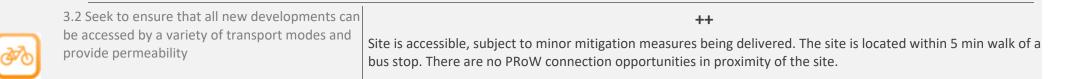
Land west of 180-186 Elm Road

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

#### White Fen Farm 40272

Benwick, Benwick CP

2	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term but is within a Medium Village .
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	++ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In



addition, safe, suitable access is acheivable (subject to minor mitigation measures).

Heritage, Place Makin <sub>i</sub> Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s), non-designated heritage assets and setting of village.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40272	White Fen Farm	Benwick, Benwick CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40272	White Fen Farm	Benwick, Benwick CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
6		
s. iustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.

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

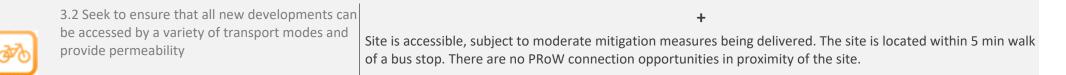
#### 40273 Land east of 216-226 Ramsey Road



Transport

2.3 Help provide decent and affordable homes<br/>that meet the various needs of all in appropriate<br/>locations\_The site is available for housing development in the short term but is within a Small Village and is therefore<br/>poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, L	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
tage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40273	Land east of 216-226 Ramsey Road	Pondersbridge, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

P	)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

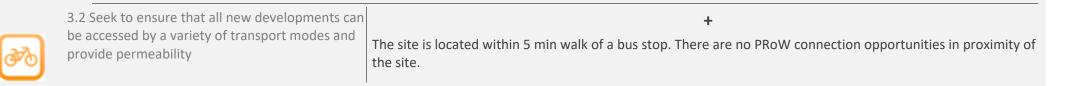
## 40273 Land east of 216-226 Ramsey Road

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

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

#### 40274 Land north east of 39B-43 Ramsey Road

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.



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

6. Lan		6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
nd Use and	e and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife		6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.
•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
Resources	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	Pollution and Wa	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
		8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.

40274	Land north east of 39B-43 Ramsey Road	Benwick, Benwick CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

communications and other infrastructure to The site is located in the catchment of a primary school which has limited capacity. The site is located in the improve the efficiency, competitiveness, vitality catchment of a secondary school which has spare capacity in every year. The site has relatively poor access to services and facilities.

## Land to the west of 34 to 47 Doddington Road



3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term but is within a Medium Village .
3.1 Reduce the reliance on private motor vehicles	
such as waiking, cycling and public transport and	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe,

suitable access is acheivable (subject to minor mitigation measures).

	3.2 Seek to ensure that all new developments can	++
ъ	provide permeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
Place Making and Indscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<b>?</b> Insufficient data available to identify effects
	4.3 Retain the distinctive character of Fenland's landscape	<b>?</b> Insufficient data available to identify effects
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange 1 Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.

## 40275 Land to the west of 34 to 47 Doddington Road

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6.2 Utilise brownfield sites for re-development in	

Jse and V	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats manning project including, grassland buffer

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
ום יעפגוב	8.2. Reduce the risk of pollution to the	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.

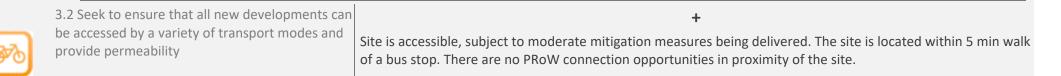
6. Land Use and Wildlife

40275	Land to the west of 34 to 47 Doddington Road	Benwick, Doddington CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### 40276 Land north of Mill Hill Garage

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	~ The site is available for non-residential development and is therefore not likely to impact upon the objective.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In



addition, safe, suitable access is acheivable (subject to minor mitigation measures).

4. Heritage,	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
e, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<b>?</b> Insufficient data available to identify effects Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	<b>?</b> Insufficient data available to identify effects Development has potential to harm protected trees located on site.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
st se c	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
d Use and V	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Vildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	 See SA objective 6.3.
	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.

# 40276 Land north of Mill Hill Garage

	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

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

### 40277 March Almshouse

3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations
 3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.
 The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5 min walk of a socondary school; and within 10.15 min walk of medical facilities. The site is therefore canable of the safety of all highway users.

min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable

March, March CP

3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.

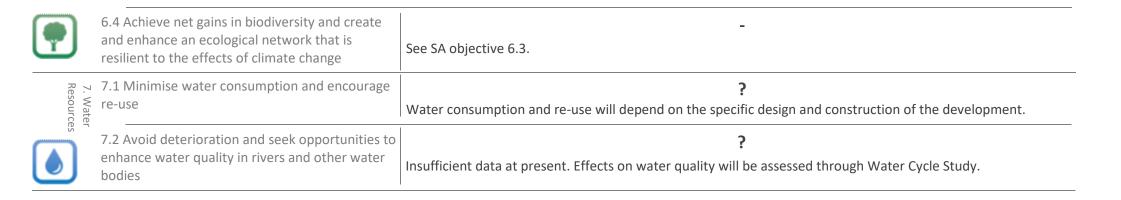
access is acheivable (subject to minor mitigation measures).

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
, Place Making and andscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



Landscape

40277	March Almshouse	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



40277		March Almshouse	March, March CP
		8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	<b>++</b> The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	5	8.2. Reduce the risk of pollution to the environment from contaminated land	+ Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources		9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

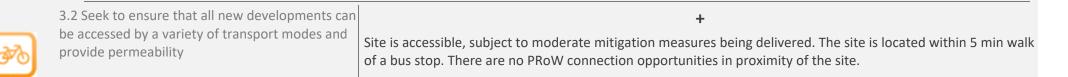
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	~ No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health,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

### Land east of March Road



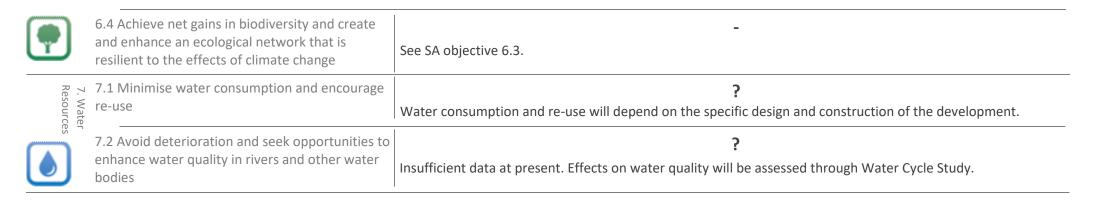
2.3 Help provide decent and affordable homes +that meet the various needs of all in appropriate The site is available for housing development in the short term and is located in a Large Village. locations 3.1 Reduce the reliance on private motor vehicles and encourage more sus such as walking, cycling

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



4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
ritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40278	Land east of March Road	Wimblington, Wimblington CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



40278	Land east of March Road	Wimblington, Wimblington CF
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources		+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	+ The proposal suggests the site may be available for development of a care home. If developed, this could suppor objective through meeting the needs of an ageing population and/or people with disabilities.
1. Healthy Communi	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	- The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.
ties		In addition, the site intersects a HSE Consultation Zone, therefore there is uncertainty regarding the ability of the site to provide a safe environment for residents.

1.3 Create and enhance multifunctional open	
space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies a high quality habitat on site, and the site intersects a number of other habitat assets. Development of the site has the potential to cause harm to those assets. No

maintaining and enhancing the provision of allotments, community orchards and farmers'	
 shops and markets	

10279 Land	parcels	off	<b>Cromwell Road</b>	ł
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Landscape

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2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	<b>++</b> The proposed development includes employment or other job-creating uses, alongside the development of dwellings.Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	 The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transpo	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	

	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and	
ð\$	provide permeability	Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage,	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
Place Making and	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

#### 40279 Land parcels off Cromwell Road

	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 Site is within 500m of a County Wildlife Site. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.
	6.4 Achieve net gains in biodiversity and create	

•	)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	 See SA objective 6.3.
7. Wate Resourc	7. Water	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40279	Land	parcels	off	<b>Cromwell Road</b>
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	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

## 40280 North of Knights End Road

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March,	March	СР
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	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	••

	3.2 Seek to ensure that all new developments can	••
ъ		Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
Place Making and indscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40280	North of Knights End Road	March, March CP
5. R Clim anc	5.1 Limit or reduce vulnerability to the effects of	?
5. Resilience to Climate Change and Flood Risk	climate change	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
× e o	5.2 Minimise and wherever possible remove the	?
	vulnerability of people, places and property to the risk of flooding from all sources The site is located wholly within Flood Zone 1 and the site does some risk of surface water flooding is identified.	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Land Use	6.2 Utilise brownfield sites for re-development in	
and V	appropriate circumstances	Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and	
	beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40280	North of Knights End Road	March, March CP
8. Pollution and	odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste		++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5-10 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	+ The proposal suggests the site may be available for development of a care home. If developed, this could support objective through meeting the needs of an ageing population and/or people with disabilities.
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	- The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site has the potential to support access to wildlife and wild places, due to its opportunity to connect to Public Rights of Way within the site boundary.
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~ No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	<b>++</b> It is reasonable to expect that this strategic residential-led scheme will provide employment and other job- creating uses alongside residential development.Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.
ng	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

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	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
<b>5</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoW within the site boundary.
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential archaeological artefacts on site.
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40281	Land to the West of the Isle of Ely Way	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
7. Water Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40281	Land to the West of the Isle of Ely Way	March, March CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

## 40282 South East March

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Transport

2.3 Help provide decent and affordable homes<br/>that meet the various needs of all in appropriate<br/>locations++The site is available for housing development and is located in a Market Town.3.1 Reduce the reliance on private motor vehicles<br/>and encourage more sustainable transport modes<br/>such as walking, cycling and public transport and<br/>contribute to the safety of all highway users.++The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop;<br/>within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5<br/>min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of<br/>reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable

access is acheivable (subject to minor mitigation measures).



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

## March, March CP

40282	South East March	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	∼ The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40282	South East March	March, March CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	<b>++</b> The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.

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

## 40283 Land off Gaul Road

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Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations
The site is available for housing development and is located in a Market Town. 3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.
The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In

addition, safe, suitable access is acheivable (subject to minor mitigation measures).

March, March CP



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

40283	Land off Gaul Road	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
re to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to	~
fe	biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7. Watei	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40283		Land off Gaul Road	March, March CP
	Pollution and Wa	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
		8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

## 40284 Land off Wenny Road

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	/ The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 5 min walk of a secondary school; and within 5-10 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.
<b>e</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoW within the site boundary.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Development of site has potential to harm setting of listed building(s) and open space of historical and archaeological significance. Potential archaeological assets on site.
ice Making and scape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.

40284	Land off Wenny Road	Chatteris, Chatteris CP
5. R Clim and	5.1 Limit or reduce vulnerability to the effects of	?
5. Resilience to Climate Change and Flood Risk	climate change	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
× n o	5.2 Minimise and wherever possible remove the	?
	vulnerability of people, places and property to the risk of flooding from all sources	The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
d Use	6.2 Utilise brownfield sites for re-development in	
and V	appropriate circumstances	Development of the site would result in the loss of greenfield land.
Use and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.



•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
r es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40284	Land off Wenny Road	Chatteris, Chatteris CP
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	<b>++</b> The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	+ Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	/ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 5 min walk of a secondary school; and within 5-10 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### Land north of Knight's End Road and East of the A141 40285

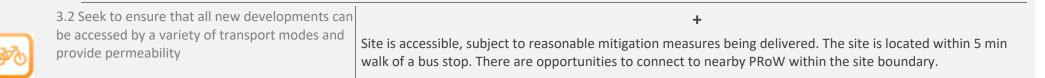


3. Transport

)	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	<b>++</b> The site is available for housing development and is located in a Market Town.
	3.1 Reduce the reliance on private motor vehicles	++

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

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



4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s).
eritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	~ The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

40285	Land north of Knight's End Road and East of the A	A141 March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
Use	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40285		Land north of Knight's End Road and East of the A	141 March, March CP
	Pollu	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	<b>++</b> The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	9	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources		9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5-10 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore
			capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.

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

# 40286 Land North of Isle of Ely Way

	2.3 Help provide decent and affordable homes	~
	that meet the various needs of all in appropriate locations	The site is available for non-residential development, and is therefore unlikely to impact upon the objective.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	<b>+</b> The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
<b>e</b> se	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.

5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	- The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	- The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.
6. La	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
d Use and V	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	∼ The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. However, the wildlife officer raisec no wildlife concerns.



•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Wate Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

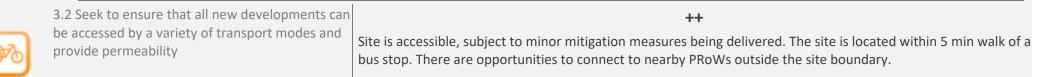
40286	Land North of Isle of Ely Way	March, March CP	
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.	
	<ul> <li>a. 2. Reduce the risk of pollution to the</li> <li>a. 2. Reduce the risk of pollution to the</li> <li>b. 2. Reduce the risk of pollution to the</li> <li>b. 2. Reduce the risk of pollution to the</li> </ul>	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.	
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.	
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.	
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.	

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

## 40287 Land North of Glebe Close

Manea, Manea CP

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Large Village.
3. Transport	contribute to the safety of all highway users.	++ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



Heritage, Place Making an Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40287	Land North of Glebe Close	Manea, Manea CP	
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.	
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.	
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).	
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.	
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	~ The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.	

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40287	Land North of Glebe Close	Manea, Manea CP	
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and</li> <li>other pollutants (including air, water, soil, noise,</li> <li>odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.	
	<ul> <li>a.2. Reduce the risk of pollution to the</li> <li>asster environment from contaminated land</li> </ul>	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.	
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.	
Sustainable Resources	9.1 Reduce energy consumption and increase the 9 use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.	
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.	

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

## 40288 Land Westside of Fenland Way

Chatteris, Chatteris CP

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	<b>++</b> The site is available for housing development in the short term, and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	
	3.2 Seek to ensure that all new developments can	+



3.2 Seek to ensure that all new developments can	+
be accessed by a variety of transport modes and provide permeability	Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk
provide permeability	of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.

40288	Land Westside of Fenland Way	Chatteris, Chatteris CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange H Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, nationa or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

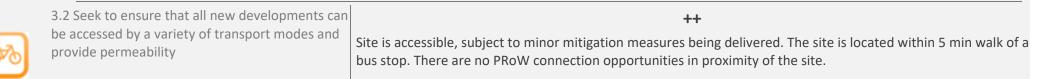
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40288	Land Westside of Fenland Way	Chatteris, Chatteris CP
		<b>++</b> The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	 The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

## 40289 Land at 48 Station Road

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Large Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	++ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential archaeological artefacts on site.
, Place Making and andscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	+ The site visit assessment found that development of the site could enhance local character and/or sense of place
	4.3 Retain the distinctive character of Fenland's landscape	+ The site visit assessment found that development of the site could enhance local character and/or sense of place
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	- The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.
hange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	- The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.

40289	Land at 48 Station Road	Manea, Manea CP
6. Lan	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	/ The majority of the site area is 'best and most versatile' argicultural land (Grade 2) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed
d Use and Wild	6.2 Utilise brownfield sites for re-development in appropriate circumstances	/ The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
life	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds There are records of protected species on or in close proximity of the site.The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.

9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

Manea, Manea CP

40289

Land at 48 Station Road

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

# 40290 Westry Retail Park

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations
 3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes
 The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a built of a built of the site has reasonably good access to some services and facilities. The site is located within 5 min walk of a built of the site has reasonably good access to some services and facilities. The site is located within 5 min walk of a built of the site has reasonably good access to some services and facilities. The site is located within 5 min walk of a built of the site has reasonably good access to some services.

3. Transport

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

March, March CP

3.2 Seek to ensure that all new developments can	+
	Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	∼ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

# **B**

40290	Westry Retail Park	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange H Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to	~
ſe	biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40290	Westry Retail Park	March, March CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and</li> <li>other pollutants (including air, water, soil, noise,</li> <li>odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the □ use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development in the short term, and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	/ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.
<b>8</b>	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40291	Land to the south of Eastrea Road, Whittlesey (n	orth of Gildenburgh Water) Whittlesey, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site is within 500m of a Local Nature Reserve. Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40291	Land to the south of Eastrea Road, Whittlesey (no	orth of Gildenburgh Water) Whittlesey, Whittlesey CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
ם את מצוב	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	/ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.

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

### Land at Cranfield Farm 40292

locations



3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

addition, safe, suitable access is acheivable (subject to minor mitigation measures).

++

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus such as walking, cycling and public transport and stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; contribute to the safety of all highway users. but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In

3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min w bus stop. There are no PRoW connection opportunities in proximity of the site.
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4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s) and Conservation Area.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40292	Land at Cranfield Farm	Church End, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	∼ The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.However, the wildlife officer raised no wildlife concerns.

ę	)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
es		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40292	Land at Cranfield Farm	Church End, Parson Drove CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### 40293 Land fronting onto Maltmas Drove



3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations
+
The site is available for housing development in the short term and is located in a Medium Village.

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

### ++

Friday Bridge, Elm CP

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

	3.2 Seek to ensure that all new developments can	
9	nrovide nermeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

# **B**

# 40293 Land fronting onto Maltmas Drove

Land fronting onto Waltmas Drove	Friday Bridge, Eim CP
5.1 Limit or reduce vulnerability to the effects of climate change	- The majority of the site is located outside of Flood Zone 1, and is therefore at increased risk from flooding.
5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	- The majority of the site is located outside of Flood Zone 1, and is therefore at increased risk from flooding.
6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.
	<ul> <li>5.1 Limit or reduce vulnerability to the effects of climate change</li> <li>5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources</li> <li>6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land</li> <li>6.2 Utilise brownfield sites for re-development in appropriate circumstances</li> <li>6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national</li> </ul>

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~ See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40293	Land fronting onto Maltmas Drove	Friday Bridge, Elm CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### 40294 Land fronting onto High Street



Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40294	Land fronting onto High Street	Guyhirn, Wisbech St Mary CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
ce to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	∼ Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. However, the wildlife officer raised no wildlife concerns.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
Resource	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	T,	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40294	Land fronting onto High Street	Guyhirn, Wisbech St Mary CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

40295 Part Manor Farm
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2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development in the short term, and is located in a Market Town.
3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. There are opportunities to connect to nearby PRoWs outside the site boundary.
4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s) and Conservation Area.
4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	that meet the various needs of all in appropriate locations 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 4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment 4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character 4.3 Retain the distinctive character of Fenland's

40295	Part Manor Farm	Whittlesey, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange J Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 Site is within 500m of a County Wildlife Site. The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. The Wildlife Officer advises that the site is not suitable for development due to habitats on site and potential to support protected species.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resource	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
S		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40295	Part Manor Farm	Whittlesey, Whittlesey CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the 9 use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### Well End Farm 40296

3. Transport

2.3 Help provide decent and affordable homes +that meet the various needs of all in appropriate The site is available for housing development in the short term and is located in a Medium Village. locations 3.1 Reduce the reliance on private motor vehicles ++

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

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

3.2 Seek to ensure that all new developments can	++
nrovide nermeability	Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop. There are no PRoW connection opportunities in proximity of the site.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s).
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.





40296	Well End Farm	Friday Bridge, Elm CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	- The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.
ce to nange I Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	- The majority of the site is located outside of Flood Zone 1 and some risk of surface water flooding is identified.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- There are records of protected species on or in close proximity of the site.The Wildlife Officer has identified that the site likely supports habitats and/or protected species, requiring compensation measures or limiting the developable area.



	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resource	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40296		Well End Farm	Friday Bridge, Elm CP
רטוומנוטח מחומ א	Pollution and Wa	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
		8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### 40297 Land at Woad Mills Farm



Transport

2.3 Help provide decent and affordable homes<br/>that meet the various needs of all in appropriate<br/>locations-The site is available for housing development in the short term but is within a Small Village and is therefore<br/>poorly located.

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).



4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Potential harm to setting of listed building(s) and Conservation Area.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	 The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

40297	Land at Woad Mills Farm	Church End, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange H Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	 Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site. However, the wildlife officer raised no wildlife concerns.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	∼ See SA objective 6.3.
Resource	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40297	Land at Woad Mills Farm	Church End, Parson Drove CP
	<ul> <li>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</li> </ul>	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the <sup>9</sup> use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### 40298 Land at Cranwell Farm

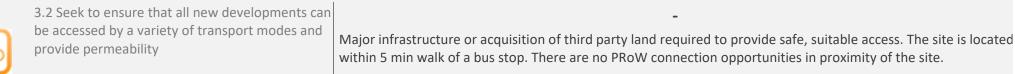
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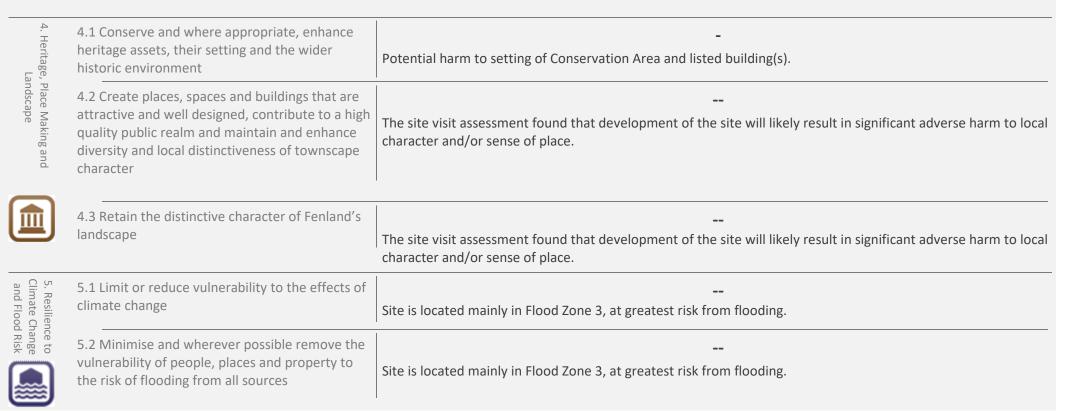
2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate

Transport

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

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.







6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	 The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	 See SA objective 6.3.
Resources	7. Wate	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.

40298	Land at Cranwell Farm	Wisbech, Wisbech CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	/ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

### 40299 Land East of Gadd's Lane and North of Barton Road

3. Transport

2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	- The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. In addition,

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

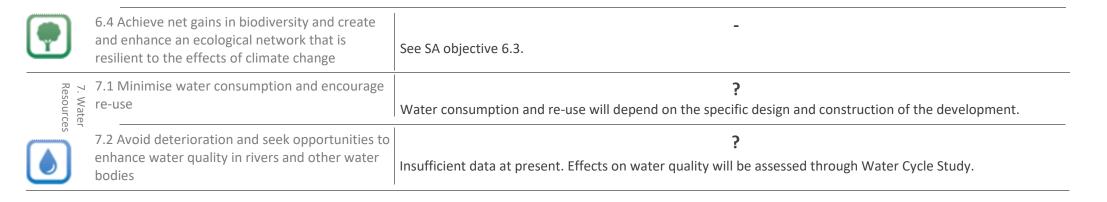
Wisbech, Wisbech CP

እ	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located
0	provide permeability	within 5-10 min walk of a bus stop. There are opportunities to connect to nearby PRoW within the site boundary.

4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's landscape	- The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



40299	Land East of Gadd's Lane and North of Barton Ro	ad Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6. Land	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Use and	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



40299		Land East of Gadd's Lane and North of Barton Roa	ad Wisbech, Wisbech CP
	Pollution and Wa	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
		8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

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

## 40300 Land at Eastrea Road



3. Transport

)	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	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. Heritage,	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
2, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<b>?</b> Insufficient data available to identify effects
	4.3 Retain the distinctive character of Fenland's landscape	<b>?</b> Insufficient data available to identify effects
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<b>?</b> The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	 The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	 Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is within 500m of a Local Nature Reserve. Site is within 500m of a County Wildlife Site. The site intersects

•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	<b>?</b> Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<b>?</b> Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.

40300	Land at Eastrea Road	Whittlesey, Whittlesey CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	/ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.