

## **Appendix C: *Site Options SA Framework***

### ***Part 5***

Sites 40401 to 40500

SA Framework

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





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

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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.

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The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.



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

++

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

4. Heritage, Place Making and Landscape

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

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

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

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

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

--

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



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

Sustainable Resources

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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

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Site not expected to effect mineral resources.

SA Framework

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





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

~

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

3. Transport

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

+

The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5-10 min walk of a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.



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

+

The site is located within 5-10 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

4. Heritage, Place Making and Landscape

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

~

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

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

++

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

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

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

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

--

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



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5-10 min walk of a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

~

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5-10 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.	-





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

~

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

3. Transport

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

++

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.



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

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++	Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++	Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the 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 emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

~

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. The site is located more than 15 minutes walk from an existing employment area.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	--





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

~

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

3. Transport

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

+

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



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

++

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

## Agrihold Farm Machinery UK Ltd, 1, Martin Avenue

5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

++

Site is previously developed, and therefore will not result in the loss of undeveloped land.

6.2 Utilise brownfield sites for re-development in appropriate circumstances

++

Development of the site would enable the redevelopment of brownfield land.

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

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities.	++
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	Whilst located within a Transport Safeguarding Area, development is not expected to prejudice the allocation. The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.	++





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

~

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

3. Transport

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

++

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



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

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

4. Heritage, Place Making and Landscape

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

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

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

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

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

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

--

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



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++	Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++	Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	Site is within 500m of a County Wildlife Site. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has 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.
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 emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of

a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

~

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

SA Framework

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





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

~

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

3. Transport

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

-

The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.



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

+

The site is located within 5-10 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

4. Heritage, Place Making and Landscape

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

~

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

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

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++	Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++	Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site is within 500m of a Local Nature Reserve. Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	-	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	 8.3 Support and enhance opportunities 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 emissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

~

Site not expected to effect mineral resources.

SA Framework

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





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

~

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

3. Transport

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

--

The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.



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

-

The site is located within 15-20 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

4. Heritage, Place Making and Landscape

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

~

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

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

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.



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

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

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

Sustainable Resources

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

--

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

~

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

SA Framework

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

3. Transport

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

+

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



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

--

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



4.3 Retain the distinctive character of Fenland's landscape

--

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



5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	--	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	--	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the

environment and people.



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

~

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

Sustainable  
Resources

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

+

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



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

~

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

SA Framework

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





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

~

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

3. Transport

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

+

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



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

--

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



4.3 Retain the distinctive character of Fenland's landscape

--

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



5.1 Limit or reduce vulnerability to the effects of climate change

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

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

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

-

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

~

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.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The proposed use of the site is principally employment / business uses, or other job-creating uses. Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	Whilst located in a Waste Consultation Area, development of the site is not expected to prejudice operations and allocations. The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	--





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

~

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

3. Transport

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

+

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5-10 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

++

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

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

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

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

--

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



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

Sustainable Resources

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

+

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



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

~

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	-
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The proposed use of the site is principally employment / business uses, or other job-creating uses. Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	Whilst located in a Waste Consultation Area, development of the site is not expected to prejudice operations and allocations. The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	--





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

~

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

3. Transport

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

-

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



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

++

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

## Land North Of 57, Thorby Avenue

5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

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



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

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

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

SA Framework

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





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

~

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

3. Transport

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

-

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

++

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



5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	-- Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	-- Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	-- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	-- Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.



7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

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

## SA Framework

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





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

~

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

3. Transport

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

--

The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++	Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++	Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site is within 500m of a designated habitat of international/national importance. The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~

Sustainable Resources

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

--  
 Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

~  
 Site not expected to effect mineral resources.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. The site is located more than 20 minutes walk from existing employment areas.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	-





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

~

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

3. Transport

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

-

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



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

++

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

4. Heritage, Place Making and Landscape

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

-

Potential harm to setting of listed building(s).

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

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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



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

Sustainable Resources

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

-  
 Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5-10 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.	--





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

~

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

3. Transport

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

++

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 5-10 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

++

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

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

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

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

--

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



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

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

++

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



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

~

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5-10 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The proposed use of the site is principally employment / business uses, or other job-creating uses. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.	-





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

~

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

3. Transport

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

++

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

-

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



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.



5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

-

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', 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.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has 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 emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

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





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

~

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

3. Transport

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

-

The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.



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

+

The site is located within 5-10 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

4. Heritage, Place Making and Landscape

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

~

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

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

?

Insufficient data available to identify effects Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects Development has potential to harm protected trees located on site.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++	Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++	Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	--	The site is within 500m of a Local Nature Reserve. Site intersects a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	--	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~

Sustainable Resources

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

-

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

~

Site not expected to effect mineral resources.

SA Framework

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





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

~

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

3. Transport

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

++

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 5-10 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

++

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



5.1 Limit or reduce vulnerability to the effects of climate change

-

The site is located principally within Flood Zone 2. The proposed use is 'less vulnerable', and is compatible with FZ2 according to national policy. However, its location in FZ2 places the site at greater risk of flooding.

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

-

The site is located principally within Flood Zone 2. The proposed use is 'less vulnerable', and is compatible with FZ2 according to national policy. However, its location in FZ2 places the site at greater risk of flooding.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

++

Site is previously developed, and therefore will not result in the loss of undeveloped land.

6.2 Utilise brownfield sites for re-development in appropriate circumstances

++

Development of the site would enable the redevelopment of brownfield land.

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

-

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



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has 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.
 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 emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 5-10 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

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





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

~

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

3. Transport

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

-

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



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

+

The site is located within 5-10 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

4. Heritage, Place Making and Landscape

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

~

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

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

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++	Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++	Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	-	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~

Sustainable Resources

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

-

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

~

Site not expected to effect mineral resources.

SA Framework

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





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

~

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

3. Transport

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

-

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 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 unlikely to reduce reliance on private vehicles and sustainable transport modes.



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

~

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



4.3 Retain the distinctive character of Fenland's landscape

~

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



5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

++

Site is previously developed, and therefore will not result in the loss of undeveloped land.

6.2 Utilise brownfield sites for re-development in appropriate circumstances

++

Development of the site would enable the redevelopment of brownfield land.

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

-

Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	-	Site 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 emissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

## SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. The site is located more than 20 minutes walk from existing employment areas.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has spare capacity in every year. The site has very poor access to services and facilities.	++





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

~

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

3. Transport

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

--

The site has very poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.



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

+

The site is located within 10-15 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

4. Heritage, Place Making and Landscape

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

~

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

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

~

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



4.3 Retain the distinctive character of Fenland's landscape

~

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

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

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

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

--

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



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++	Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++	Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	Site is within 500m of a County Wildlife Site. The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~

Sustainable Resources

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

--  
 Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

~  
 Site not expected to effect mineral resources.

## SA Framework

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





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

+

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

3. Transport

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

-

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



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

+

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

4. Heritage, Place Making and Landscape

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

~

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

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

--

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



4.3 Retain the distinctive character of Fenland's landscape

--

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

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

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

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

--

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



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has 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 emissions. 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

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

SA Framework

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





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

+

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

3. 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 achievable (subject to minor mitigation measures).



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

+

Site is accessible, subject to 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.



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.



5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. The 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 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 Framework

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



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

+

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

3. Transport

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

++

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



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

++

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

4. Heritage, Place Making and Landscape

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

~

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

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

--

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



4.3 Retain the distinctive character of Fenland's landscape

--

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

40424

## Station Road next to Grantchester House

Wisbech St Mary, Wisbech St Mary CP

5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

+

The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

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

+

The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The 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 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 Framework

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





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

+

The site is available for housing development and is located in a 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 achievable (subject to minor mitigation measures).



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

+

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

4. Heritage, Place Making and Landscape

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

~

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

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

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

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

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

--

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



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

Sustainable Resources

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

+

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The 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 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 Framework

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





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

+

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

3. Transport

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

++

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



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

++

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

4. Heritage, Place Making and Landscape

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

--

Site intersects a Conservation Area.

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

~

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



4.3 Retain the distinctive character of Fenland's landscape

~

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



5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

-

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

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





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

+

The site is available for housing development in the short term and is located in a 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 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 achievable (subject to minor mitigation measures).



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

++

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

4. Heritage, Place Making and Landscape

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

-

Development of site has potential to harm setting of scheduled monument. Potential archaeological assets on site.

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

-

The site visit assessment found that development of the site will likely 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.



5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	+	Site 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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

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





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

++

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

3. Transport

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

-

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



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

++

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

4. Heritage, Place Making and Landscape

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

-

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

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

--

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



4.3 Retain the distinctive character of Fenland's landscape

--

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

## March St Mary Glebe

5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

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

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

	8.1 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.
	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	-	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. 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 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 Framework

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





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

+

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

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 achievable (subject to minor mitigation measures).



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

++

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

4. Heritage, Place Making and Landscape

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

-

Development of site has potential to harm setting of non-designated heritage asset. Potential archaeological assets on site.

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

-

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



4.3 Retain the distinctive character of Fenland's landscape

-

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



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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

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

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





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

++

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

3. Transport

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

-

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



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

++

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

-

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



4.3 Retain the distinctive character of Fenland's 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.

## Westry Hall

5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. 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 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in 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 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 reasonable mitigation measures).



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

+

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

4. Heritage, Place Making and Landscape

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

-

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

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

-

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



4.3 Retain the distinctive character of Fenland's landscape

-

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



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 is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	- See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 <p>8. Pollution and Waste</p>	<p>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</p>	<p>-</p> <p>The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.</p>
	<p>8.2. Reduce the risk of pollution to the environment from contaminated land</p>	<p>++</p> <p>Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.</p>
	<p>8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste</p>	<p>~</p> <p>Development of the site likely have a neutral or negligible effect in respect of the objective.</p>
 <p>9. Sustainable Resources</p>	<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	<p>-</p> <p>Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. 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 reasonable mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.</p>
	<p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p>	<p>~</p> <p>Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.</p>

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in 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 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 reasonable mitigation measures).



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

+

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

4. Heritage, Place Making and Landscape

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

-

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

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

-

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



4.3 Retain the distinctive character of Fenland's landscape

-

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



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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.

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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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

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

?

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

	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	-	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. 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 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 Framework

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





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

+

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

3. Transport

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

+

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



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

+

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

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

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

--

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



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	~	No effects on habitats or protected species identified.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	~	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
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

emissions. The 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 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 Framework

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





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

++

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

3. Transport

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

++

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



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

++

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

+

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



4.3 Retain the distinctive character of Fenland's landscape

+

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

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++	The site is not agricultural land (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	Site is within 500m of a County Wildlife Site. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~

Sustainable Resources

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

++

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The 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 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	++	The proposal suggests the site may be available for development of a care home, in the short term. If developed, this could support objective through meeting the needs of an ageing population and/or people with disabilities.
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	-	The site has 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	+	The site submission proposal indicates the site is available for either housing or employment or other job-creating uses. The site is located more than 20 minutes walk from existing employment areas.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.





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

-

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

3. 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 achievable (subject to minor mitigation measures).



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

+

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

--

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



4.3 Retain the distinctive character of Fenland's landscape

--

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



5.1 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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	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 emissions. 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 Framework

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





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

+

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

3. Transport

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

++

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



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

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

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

-

Development of site has potential to harm setting of 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 likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

~

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



5.1 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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	-	Site 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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

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





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

+

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

3. Transport

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

++

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



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

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

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

-

Development of site has potential to harm setting of 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 likely to have a neutral/negligible effect on local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

~

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



5.1 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 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	+	Site 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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

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





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



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

+

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

4. Heritage, Place Making and Landscape

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

-

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 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.



5.1 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.

6.1 Minimise the irreversible loss of 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 Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

--

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

?

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

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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

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





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

+

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

3. Transport

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

+

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



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

+

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

-

The site visit assessment found that development of the site will likely 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.



5.1 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.

6.1 Minimise the irreversible loss of 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

~

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.



7.1 Minimise water consumption and encourage re-use

?

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

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

?

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

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

+

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

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has 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 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 achievable (subject to reasonable mitigation measures).



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

+

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

-

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



4.3 Retain the distinctive character of Fenland's landscape

-

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



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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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

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

?

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



 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. 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 achievable (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 Framework

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





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 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



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

++

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

--

The site visit assessment found that development of the site will likely 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.

## Land on north side of Whitemoor Road

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', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

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

SA Framework

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





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

++

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

3. Transport

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

++

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



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

+

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

-

The site visit assessment found that development of the site will likely 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.

## Part of South East March (Strategic Allocation)

5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 <p>8. Pollution and Waste</p>	<p>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</p>	<p><b>++</b></p> <p>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.</p>
	<p>8.2. Reduce the risk of pollution to the environment from contaminated land</p>	<p><b>++</b></p> <p>Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.</p>
	<p>8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste</p>	<p><b>~</b></p> <p>Development of the site likely have a neutral or negligible effect in respect of the objective.</p>
 <p>Sustainable Resources</p>	<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	<p><b>++</b></p> <p>Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.</p>
	<p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p>	<p><b>+</b></p> <p>The site intersects sand and gravel deposits, which the Minerals &amp; Waste Team note could be utilised through development of the site.</p>

SA Framework

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





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



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

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

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

-

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

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

+

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



4.3 Retain the distinctive character of Fenland's landscape

+

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



5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6.1 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 is within 500m of a designated habitat of international/national importance. Site intersects a County Wildlife Site. The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

--

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

?

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

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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	-	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 emissions. The site has good access to a range of services and facilities. The site is located within 5-10 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5-10 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

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





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 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



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

++

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

4. Heritage, Place Making and Landscape

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

-

Development of site has potential to harm setting of scheduled monument. Potential archaeological assets on site.

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

-

The site visit assessment found that development of the site will likely 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.



5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site 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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

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



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

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

--

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



4.3 Retain the distinctive character of Fenland's 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.



5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

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



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

-

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

?

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

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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

## SA Framework

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





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

++

The site is available for housing development in the short term, and is located in a 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 15-20 min walk of a primary school; within 5-10 min walk of a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



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

++

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

-

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



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.

## Land west of 85 Wimblington Road

5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 5-10 min walk of a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

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





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 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



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

++

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

-

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



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.



5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6.1 Minimise the irreversible loss of 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

~

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.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

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

SA Framework

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





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

-

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

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 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



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

+

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

4. Heritage, Place Making and Landscape

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

-

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

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

-

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



4.3 Retain the distinctive character of Fenland's landscape

-

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



5.1 Limit or reduce vulnerability to the effects of climate change

--

The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased risk from flooding.

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

--

The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased risk from flooding.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

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

SA Framework

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





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 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



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

+

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

--

The site visit assessment found that development of the site will likely 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.

## Creek Road

5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

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

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

--

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

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

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



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

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

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

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

?

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



8. Pollution and Waste

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

+

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

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

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





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

+

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

3. Transport

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

++

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



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

+

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

4. Heritage, Place Making and Landscape

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

-

Development of site has potential to harm setting of Conservation Area. Potential archaeological assets on site.

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

-

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



4.3 Retain the distinctive character of Fenland's landscape

-

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



5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

-

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, 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.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has 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.
 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 emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

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





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

+

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

3. 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 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 achievable (subject to minor mitigation measures).



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

+

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

4. Heritage, Place Making and Landscape

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

-

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.



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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

 <p>8. Pollution and Waste</p>	<p>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</p>	<p>+</p> <p>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.</p>
	<p>8.2. Reduce the risk of pollution to the environment from contaminated land</p>	<p>-</p> <p>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.</p>
	<p>8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste</p>	<p>~</p> <p>Development of the site likely have a neutral or negligible effect in respect of the objective.</p>
 <p>Sustainable Resources</p>	<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	<p>+</p> <p>Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The 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 achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.</p>
	<p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p>	<p>~</p> <p>Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.</p>

SA Framework

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





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

++

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

3. Transport

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

-

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



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

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop.

4. Heritage, Place Making and Landscape

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

-

Potential archaeological artefacts on site.

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

-

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



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.

## Land off Linwood Lane

5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

-

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

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



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

?

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

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

SA Framework

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





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

+

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

3. Transport

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

++

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



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

++

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

4. Heritage, Place Making and Landscape

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

--

Site intersects a Conservation Area.

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

-

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



4.3 Retain the distinctive character of Fenland's landscape

-

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



5.1 Limit or reduce vulnerability to the effects of climate change

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

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

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

-

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has 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.
 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 emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities.	-
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development and is therefore not likely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to reasonable mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Site is an important space near well-used footpath. Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

-

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (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.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities.	+
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development and is therefore not likely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

+

The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



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.



5.1 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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities.	--
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. The site is located more than 15 minutes walk from an existing employment area.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development and is therefore not likely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

--

The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to reasonable mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 15-20 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place. Development has potential to harm protected trees located on site.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

--

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (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.

## SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development and is therefore not likely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

-

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). 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. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities.	+
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development and is therefore not likely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

+

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; 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 achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

-

The site visit assessment found that development of the site will likely 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.



5.1 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

~

No effects on habitats or protected species identified.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

~

See SA objective 6.3.

7. Water Resources

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

8. Pollution and Waste

8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)

+

The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.

8.2. Reduce the risk of pollution to the environment from contaminated land

+

Site is within 100m of potentially contaminated land and development is not expected to give rise to

contamination.



8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

~

Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable  
Resources

9.

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

+

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5-10 min walk of medical facilities.	+
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development and is therefore not likely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

+

The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's 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. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.

7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to

	contamination.
 <p>8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste</p>	<p style="text-align: center;">~</p> <p>Development of the site likely have a neutral or negligible effect in respect of the objective.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Sustainable Resources</p> <p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	<p style="text-align: center;">+</p> <p>Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.</p>
 <p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p>	<p style="text-align: center;">~</p> <p>Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.</p>

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	-
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, 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.	--





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Medium Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Development of site has potential to harm setting of Conservation Area and listed building(s). Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's 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.



5.1 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.

6.1 Minimise the irreversible loss of 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.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)

-

The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.

8.2. Reduce the risk of pollution to the environment from contaminated land

++

Site 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 emissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

~

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	++	The proposal suggests the site may be available for development of a care home, in the short term. If developed, this could support objective through meeting the needs of an ageing population and/or people with disabilities.
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	-	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++	The site submission proposal indicates the site is available for housing and employment development. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development in the short term, and is located in a Market Town.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

/

The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	-	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has 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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. 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. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments		--
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places		~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities		+
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy		-



The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.

The site is 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 submission proposal indicates the site is available for housing or employment development. The site is located more than 20 minutes walk from existing employment areas.

The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.



2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

-

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 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Development of site has potential to harm setting of listed building(s). Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



5.1 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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

There are records of protected species on or in close proximity of the site.

6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)

--

The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.

8.2. Reduce the risk of pollution to the environment from contaminated land

++

Site 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 emissions. The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

+

The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in 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 5 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+  
Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-  
Development of site has potential to harm setting of listed building(s). Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

~  
The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

~  
The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



5.1 Limit or reduce vulnerability to the effects of climate change

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	- The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site 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 emissions. 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities.	+
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development and is located in a Market Town.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

++

The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

?

Possible impact on setting of listed building(s).

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)

+

The site has 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



8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

contamination.

~

Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable  
Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

++

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities.	-
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development and is located in a Market Town.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 10-15 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Site is an important space near well-used footpath. Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	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 emissions. The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. 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. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities.	+
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development and is located in a Market Town.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

++

The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



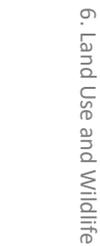
4.3 Retain the distinctive character of Fenland's landscape

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	--	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	--	Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.



7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.



8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 10-15 min walk of medical facilities.	+
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development and is located in a Market Town.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

/

The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Site is an important space near well-used footpath. Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

/

The majority of the site area is 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed.

6.2 Utilise brownfield sites for re-development in appropriate circumstances

/

The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.



 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
 Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	/ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 10-15 min walk of a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located more than 20 mins walk from a bus stop; more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	--
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies a high quality habitat on site, and the site intersects a number of other habitat assets. Development of the site has the potential to cause harm to those assets.	--
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses. The site is located more than 20 minutes walk from existing employment areas.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development and is therefore unlikely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

--

The site has very poor access to services and facilities. The site is located more than 20 mins walk from a bus stop; more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

The site is located more than 20 min walk from a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

~

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

~

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

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 Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	--	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

--

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to services and facilities. The site is located more than 20 mins walk from a bus stop; more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

~

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	--
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses. The site is located more than 20 minutes walk from existing employment areas.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.	++





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development and is therefore unlikely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

--

The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site is within 500m of a Local Nature Reserve. The site intersects features identified by the Cambs Habitats mapping project including, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

--

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

~

Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.	+
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in 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 and is located in a Medium Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

-

The site visit assessment found that development of the site will likely 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.



5.1 Limit or reduce vulnerability to the effects of climate change

--

The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased risk from flooding.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

/

The majority of the site area is 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed.

6.2 Utilise brownfield sites for re-development in appropriate circumstances

/

The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site intersects features identified by the Cambs Habitats mapping project including, 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.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	++	The proposal suggests the site may be available for development of a care home, in the short term. If developed, this could support objective through meeting the needs of an ageing population and/or people with disabilities.
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	++	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	-	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Large Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

++

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.



4.3 Retain the distinctive character of Fenland's landscape

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place. Development has potential to harm protected trees located on site.



5.1 Limit or reduce vulnerability to the effects of climate change

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

-

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 <p>8. Pollution and Waste</p>	<p>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</p>	<p>++</p> <p>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.</p>
	<p>8.2. Reduce the risk of pollution to the environment from contaminated land</p>	<p>+</p> <p>Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.</p>
	<p>8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste</p>	<p>~</p> <p>Development of the site likely have a neutral or negligible effect in respect of the objective.</p>
 <p>9. Sustainable Resources</p>	<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	<p>++</p> <p>Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.</p>
	<p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p>	<p>+</p> <p>The site intersects sand and gravel deposits, which the Minerals &amp; Waste Team note could be utilised through development of the site.</p>

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	-
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Medium Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's 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.



5.1 Limit or reduce vulnerability to the effects of climate change

+

The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

+

The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of 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

~

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.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 <p>8. Pollution and Waste</p>	<p>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</p>	<p>-</p> <p>The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.</p>
	<p>8.2. Reduce the risk of pollution to the environment from contaminated land</p>	<p>++</p> <p>Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.</p>
	<p>8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste</p>	<p>~</p> <p>Development of the site likely have a neutral or negligible effect in respect of the objective.</p>
 <p>Sustainable Resources</p>	<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	<p>-</p> <p>Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.</p>
	<p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p>	<p>~</p> <p>Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.</p>

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	-
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Medium Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



5.1 Limit or reduce vulnerability to the effects of climate change

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 <p>8. Pollution and Waste</p>	<p>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</p>	<p>-</p> <p>The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.</p>
	<p>8.2. Reduce the risk of pollution to the environment from contaminated land</p>	<p>++</p> <p>Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.</p>
	<p>8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste</p>	<p>~</p> <p>Development of the site likely have a neutral or negligible effect in respect of the objective.</p>
 <p>9. Sustainable Resources</p>	<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	<p>-</p> <p>Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.</p>
	<p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p>	<p>~</p> <p>Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.</p>

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	-
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	++





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; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



5.1 Limit or reduce vulnerability to the effects of climate change

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

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

~

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.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	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 emissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development and is located in a Market Town.

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 achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Development of site has potential to harm setting of listed building(s) and scheduled monument. Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



5.1 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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The 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 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	+
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.	+
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	++





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Medium Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

+

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

-

The site visit assessment found that development of the site will likely 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.



5.1 Limit or reduce vulnerability to the effects of climate change

?

The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

?

The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

/

The majority of the site area is 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed.

6.2 Utilise brownfield sites for re-development in appropriate circumstances

/

The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. The 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 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 15 minutes walk from an existing employment area.	-
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	--





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; within 15-20 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to reasonable mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+  
Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-  
Development of site has potential to harm setting of listed building(s) and scheduled monument. Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

?  
Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?  
Insufficient data available to identify effects



5.1 Limit or reduce vulnerability to the effects of climate change

?

The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

?

The site is mainly located in Flood Zone 1, and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site 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 emissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to 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.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.	+
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has limited capacity. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	~





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development and is located in a Market Town.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

/

The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has 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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

+

The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Large Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

-  
 Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. 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. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The proposed use of the site is principally employment / business uses, or other job-creating uses. The site is located more than 15 minutes walk from an existing employment area.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has limited capacity. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	~





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development, and is therefore unlikely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

+

The site has 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 achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

~

The site visit assessment found that development of the site 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.

## Units 1-3 Hostmoor Avenue and 1 Martin Avenue

5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

++

Site is previously developed, and therefore will not result in the loss of undeveloped land.

6.2 Utilise brownfield sites for re-development in appropriate circumstances

++

Development of the site would enable the redevelopment of brownfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. The 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 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.	--
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.	++





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Large Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

--

The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

--

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 15-20 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Development of site has potential to harm setting of listed building(s). Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's 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.



5.1 Limit or reduce vulnerability to the effects of climate change

+

The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

+

The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities.	--
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.	++





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Large Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

--

The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

--

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 15-20 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Development of site has potential to harm setting of listed building(s). Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's 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.



5.1 Limit or reduce vulnerability to the effects of climate change

+

The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

+

The majority of the site area is located in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	+





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development and is located in a Market Town.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.



5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities 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 emissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

+

The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

## SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site is located within 500m of an internationally designated habitat.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.	--





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

--

The site is located in the open countryside and is therefore inappropriately located in the context of the Settlement Hierarchy.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

--

The site has very poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 10-15 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

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.



5.1 Limit or reduce vulnerability to the effects of climate change

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

/

The majority of the site area is 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed

6.2 Utilise brownfield sites for re-development in appropriate circumstances

/

The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site is within 500m of a designated habitat of international/national importance. Site is within 500m of a County Wildlife Site. The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. The site has very poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+	The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

## SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; within 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.	+
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	+





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 10-15 min walk of a primary school; within 5-10 min walk of a secondary school; and within 15-20 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

-

The site visit assessment found that development of the site will likely 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.

## Smith Land west of March

5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

-

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7. Water  
Resources

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.



 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The 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 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets. The site is located within 500m of an internationally designated habitat.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	+





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

-

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

3. 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 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

-

The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.



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.

6.1 Minimise the irreversible loss of 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, 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.



7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site 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 emissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 5-10 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+	The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	--
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within a reasonable proximity (i.e. walking distance) of a designated habitat, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity and no room for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.	--





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Medium Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

--

The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site is located in the Goose & Swan Functional Land IRZ, and therefore may affected protected wetland birds There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

--

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

+

The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

## SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	++





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 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 achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Development of site has potential to harm setting of village Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely 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.



5.1 Limit or reduce vulnerability to the effects of climate change

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of 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', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The 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 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	-
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

-

The site is available for housing development in the short term but is within a Small Village and is therefore poorly located.

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 achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



5.1 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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

/

The majority of the site area is 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification). However, the site submission indicates that part of the site has been previously developed

6.2 Utilise brownfield sites for re-development in appropriate circumstances

/

The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site intersects features identified by the Cambs Habitats mapping project including, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	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 emissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 10-15 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+	The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

## SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5-10 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The proposed development includes employment or other job-creating uses, alongside the development of dwellings. Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has limited capacity. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	~





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development in the short term, and is located in a Market Town.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.



5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	-	Site 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.

<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	-	<p>Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 10-15 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 15-20 min walk of medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.</p>
 <p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p>	+	<p>The site intersects sand and gravel deposits, which the Minerals &amp; Waste Team note could be utilised through development of the site.</p>

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	--
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses. The site is located more than 20 minutes walk from existing employment areas.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development and is therefore not likely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

--

The site has very poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

++

Site is accessible, subject to minor mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

--

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; within 15-20 min walk of a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.	+





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

--

The site is located in the open countryside and is therefore inappropriately located in the context of the Settlement Hierarchy.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

--

The site has very poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; but more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

-

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



5.1 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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. 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	+	The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

## SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	--
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.	+





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Medium Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

--

The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

--

Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 15-20 min walk of a bus stop.

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.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	<p>--</p>	<p>Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to services and facilities. The site is located within 15-20 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.</p>
<p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p>	<p>+</p>	<p>The site intersects sand and gravel deposits, which the Minerals &amp; Waste Team note could be utilised through development of the site.</p>



SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to services and facilities. The site is located more than 20 mins walk from a bus stop; more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	--
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site intersects a County Wildlife Site.	--
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has very poor access to services and facilities.	+





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is available for housing development in the short term and is located in a Medium Village.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

--

The site has very poor access to services and facilities. The site is located more than 20 mins walk from a bus stop; more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access.



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 more than 20 min walk from a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Development of site has potential to harm setting of non-designated heritage assets. Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



5.1 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.

6.1 Minimise the irreversible loss of 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 intersects a County Wildlife Site. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

--

See SA objective 6.3.



7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)

--

The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.

8.2. Reduce the risk of pollution to the environment from contaminated land

++

Site located more than 250m from potentially contaminated land; development is not expected to give rise to

contamination.



8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste

~

Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable  
Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

--

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to services and facilities. The site is located more than 20 mins walk from a bus stop; more than 20 mins walk from a shop which meets day-to-day needs; more than 20 mins walk from a primary school; more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. In addition, major infrastructure or acquisition of third party land is required to provide a safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

+

The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The proposed development includes employment or other job-creating uses, alongside the development of dwellings. The site is located more than 15 minutes walk from an existing employment area.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has limited capacity. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	~





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 achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

?

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



## Land to the rear of Tesco's

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, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

+

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The 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 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	++





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 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5-10 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's 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.



5.1 Limit or reduce vulnerability to the effects of climate change

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

?

The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

-

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', 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.



7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~ Development of the site likely have a neutral or negligible effect in respect of the objective.
 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 emissions. The site has reasonably good access to some services and facilities. The site is located within 5-10 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 10-15 min walk of medical facilities.	++
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.	~
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The proposed use of the site is principally employment / business uses, or other job-creating uses. Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development, and is therefore unlikely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

++

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

~

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

~

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



5. Resilience to  
Climate Change  
and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.



7. Water Resources

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.

7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.



8. Pollution and Waste

8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)

++

The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.

8.2. Reduce the risk of pollution to the environment from contaminated land

--

The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the

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 emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities.	+
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies a high quality habitat on site, and the site intersects a number of other habitat assets. Development of the site has the potential to cause harm to those assets.	--
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site submission proposal indicates the site is available for housing or employment development. Located within 15 minutes walk of an existing employment area, the site has good access to employment opportunities.	+
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

+

The site is 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 5-10 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 achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to reasonable mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Development of site has potential to harm setting of scheduled monument. Potential archaeological assets on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

--

The site visit assessment found that development of the site will likely result in significant adverse harm to local character and/or sense of place.



5.1 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.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

--

The Cambs Habitats Mapping project identifies a habitat of highest quality on site. The site intersects features identified by the Cambs Habitats mapping project including, existing woodland, woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

--

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The 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 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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities.	-
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	-





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

++

The site is available for housing development and is located in a Market Town.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 10-15 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 15-20 min walk of a primary school; within 10-15 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 10-15 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

~

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

~

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



5.1 Limit or reduce vulnerability to the effects of climate change

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

++

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.

6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land

--

The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

Development of the site would result in the loss of greenfield land.

6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species

-

The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.



6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?

Water consumption and re-use will depend on the specific design and construction of the development.



7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies

?

Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	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 emissions. 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	+	The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; 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 contribute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.	-
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is available for employment development or other job-creating uses, in the short term. Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has spare capacity in every year. The site is located in the catchment of a secondary school which has limited capacity. The site has relatively poor access to services and facilities.	++





2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations

~

The site is available for non-residential development and is therefore not likely to impact upon the objective.

3. Transport

3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.

-

The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures).



3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability

+

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop.

4. Heritage, Place Making and Landscape

4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment

-

Potential archaeological artefacts on site.

4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character

~

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

~

The site visit assessment found that development of the site likely to have a neutral/negligible effect on local character and/or sense of place.

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.

5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources

--

Site is located mainly in Flood Zone 3, at greatest risk from flooding.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site intersects features identified by the Cambs Habitats mapping project including, existing grassland, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources

-

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; within 15-20 min walk of a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is achievable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.



9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

+

The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.