Appendix C: Site Options SA Framework

Part 6

Sites 40501 to 40541

40301	Lanuscaped unused site, Church Street	wintiesey, wintiesey ci
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The Cambridgeshire Habitats Mapping project identifies habitat assets on site which could contibute to a green infrastructure network. Development of the site has the potential to cause harm to those assets.
Y	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	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 good access to a range of services and facilities, and therefore could help support local services and infrastructure.

attractive and well designed, contribute to a high 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.

40501	Landscaped unused site, Church Street	Whittlesey, Whittlesey CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	The site is located wholly 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 site is not agricultural land (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
nd Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site 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.

40501		Landscaped unused site, Church Street	Whittlesey, Whittlesey CP
Pollution a	8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+
			The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

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

40502	Vacant site, Kings Dyke	Whittlesey, Whittlesey CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 15-20 min walk of a shop which meets day-to-day needs; but more than 20 mins walk from a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. Safe, suitable access is acheivable (subject to minor mitigation measures).
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ Site is accessible, subject to minor mitigation measures being delivered. The site is located within 5 min walk of a bus stop.
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	Potential archaeological assets on site.
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	+ The site visit assessment found that development of the site 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 in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
¥ % 6	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.

40502	Vacant site, Kings Dyke	Whittlesey, Whittlesey CP
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
nd Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
les es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site 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.

40502 Vacant site, Kings Dyke Whittlesey, Whittlesey, Whittlesey CP

Sustainable Resources

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

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



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



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

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



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

++

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.

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.

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

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 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.

40503	Land north East of 53 The Chase	Wisbech, Leverington CF
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. The site intersects features identified by the Cambs Habitats mapping project including, wetland 'stepping stone', existing woodland, woodland buffer, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the	~

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



reduction, reuse and recycling of waste

40503 Land north East of 53 The Chase Wisbech, Leverington CP

Sustainable Resources

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

+

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



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

^

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

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

40504	Land east of The Silverings 114	Parson Drove, Parson Drove CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	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.
₹	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	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	

sense of place.

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

landscape

40504	Land east of The Silverings 114	Parson Drove, Parson Drove CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 2) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es r	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40504	Land east of The Silverings 114	Parson Drove, Parson Drove CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 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. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building	~

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

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

materials and encourage those that are of a

sustainable form and allow for re-use

40303	22 London Road	Chatteris, Chatteris Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5 min walk of a secondary school; and within 10-15 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The 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.
9	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Edi Hoi	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has no spare capacity, but has opportunity for expansion. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

40505	22 London Road	Chatteris, Chatteris CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for 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 10-15 min walk of medical facilities. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures).
₹	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. 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	Development has potential to harm non-designated heritage asset.

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

40505	22 London Road	Chatteris, Chatteris CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	++ The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
× 10 0	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	++ The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; no risk of surface water flooding is identified.
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
nd Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
38	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40505	22 London Road	Chatteris, Chatteris CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5 min walk of a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. In addition, safe, suitable access is acheivable (subject to minor mitigation measures). Further reductions in emissions will depend on the design and construction standards of the development.
<u> </u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+
		The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places.
•	1.4 Encourage healthy choices and opportunities for the consumption 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.

40506	11-12 High Street	Wisbech, Wisbech CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	- Major infrastructure or acquisition of third party land required to provide safe, suitable access. The site is located within 5 min walk of a bus stop. 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	
	4.2 Create places, spaces and buildings 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



landscape

4.3 Retain the distinctive character of Fenland's

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	Site is within 500m of a County Wildlife Site. There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
© a	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. FOI ULI 001 at	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site 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.

40506 11-12 High Street Wisbech, Wisbech CP

Sustainable Resources

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

/

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

40507

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

40507	Land east of 38 March Road	Wimblington, Wimblington CF
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Large Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities. 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. 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 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 Development has potential to harm protected trees located on site.
	4.3 Retain the distinctive character of Fenland's landscape	? Insufficient data available to identify effects Development has potential to harm protected trees located on site.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
sk ge to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

40507

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', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7. Water	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste		8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 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.

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

40508	Farm Building Bank Farm	Benwick, Benwick CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term but is within a 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. 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. 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 archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's	-

sense of place.

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

landscape

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

40508	Farm Building Bank Farm	Benwick, Benwick CP
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and more than 20 mins walk from medical facilities. 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.

10303	Wisbeell Velliele Excitatige	wisbeen, wisbeen er
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 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 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 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.

3.1 Reduce the reliance on private motor vehicles and 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.



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

++

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

4. Heritage, Place Making and

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

40509	Wisbech Vehicle Exchange	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	++ The site is located 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	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
Use and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	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.

40509	Wisbech Vehicle Exchange	Wisbech, Wisbech CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has 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. Further reductions in emissions will depend on the design and construction standards of the development.
(††)	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	~ Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

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

sustainable form and allow for re-use

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has 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 site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has limited capacity. 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.

40510	34 Station Road	March, March C
	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; 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.
ॐ	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	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 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.
to lige	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.

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

40510	34 Station Road	March, March CP
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has 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. Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+
		The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

40511	Neison House, 22 Norwood Road	Water, Water Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; 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 relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has limited capacity. The site is located in the catchment of a secondary school which has limited capacity. The site has reasonably good access to some services and facilities, and therefore could help support such services and infrastructure.

4. Heritage, Place Making and

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

40511	Nelson House, 22 Norwood Road	March, March CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	++ The site is 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	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.
ies	7.2 Avoid deterioration and seek opportunities to	?

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

enhance water quality in rivers and other water

bodies

40511	Nelson House, 22 Norwood Road	March, March CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+
		The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

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

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.

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.

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

Insufficient data available to identify effects

Insufficient data available to identify effects



4.3 Retain the distinctive character of Fenland's landscape

?

5.1 Limit or reduce vulnerability to the effects of

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.



climate change

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

•••

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

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

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.

esource

7.1 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. Pollut

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.

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



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

+

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

40313	Site of Old British das Depot	Wisbecii, Wisbecii Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within a reasonable proximity (i.e. walking distance) of a County Wildlife Site, and no specific harm to habitats has been identified. There may be potential to improve access to wildlife and wild places.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	+ The site is located in the catchment of a primary school which has spare capacity in some years. The site is located in the catchment of a secondary school which has limited capacity. The site has good access to a range of services and facilities, and therefore could help support local services and infrastructure.

. I ranspor

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

/

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5 min walk of medical facilities. 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. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

 Heritage, Place Making and Landscape

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

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



4.3 Retain the distinctive character of Fenland's landscape

++

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

40513	Site Of Old British Gas Depot	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
nange Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 3, at greatest risk from flooding.
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	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.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	+ Site is within 100m of potentially contaminated land and development is not expected to give rise to



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

~

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

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

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.



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

^

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

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

40514	Land North Of 3A-15	Gorefield, Gorefield CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term but is within a 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 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. 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 archaeological artefacts on site.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	The site visit assessment found that development of the site will likely be detrimental to local character and/or sense of place.
	4.3 Retain the distinctive character of Fenland's	-

sense of place.

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

landscape

40514	Land North Of 3A-15	Gorefield, Gorefield CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased risk from flooding.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased risk from flooding.
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects features identified by the Cambs Habitats mapping project including, grassland '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.
	C. A. Ashious not going in his diversity and greats	
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
SS	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40514	Land North Of 3A-15	Gorefield, Gorefield CP
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5-10 min walk of a bus stop; within 10-15 min walk of a shop which meets day-to-day needs; within 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.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

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

sustainable form and allow for re-use

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

40515	2 Victoria Road	Wisbech, Wisbech CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 5-10 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.
₩	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 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 make a significant postive contribution to local character and/or sense of place.

local character and/or sense of place.

++

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

4.3 Retain the distinctive character of Fenland's

landscape

40515	2 Victoria Road	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

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

40515	2 Victoria Road	Wisbech, Wisbech CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
id Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 5-10 min walk of a secondary school; and within 5-10 min walk of medical facilities. The site is therefore capable of reducing in reliance on private vehicles and supporting sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase

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

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; but more than 20 mins walk from a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The 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, Ed Ho	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site is located in the catchment of a primary school which has limited capacity. 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.

40516	Old School House	March, March CP
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	
₹	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. 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	Development of site has potential to harm setting of Conservation Area and 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	? Insufficient data available to identify effects

Insufficient data available to identify effects

?

4.3 Retain the distinctive character of Fenland's

landscape

40516	Old School House	March, March CF
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.
6	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
Land Use and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	There are records of protected species on or in close proximity of the site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

bodies

40516	Old School House	March, March CP
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources		Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has 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. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+
		The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

40317	15 Station Road	Water, Water Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from designated habitats, Local Nature Reserves and County Wildlife Sites. Development of the site may therefore be unlikely to result in harm to such assets. However, due to being distant from such assets, the site may be unlikely to create opportunities for people to access wildlife and wild places.
Y	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	- The 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 good access to a range of services and facilities, and therefore could help support local services and infrastructure.

. Iranspor

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

The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5 min walk of medical facilities. 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. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

 Heritage, Place Making and Landscape

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

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



4.3 Retain the distinctive character of Fenland's landscape

++

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

40517	45 Chatian Board	March March CD			
5. Resilience to Climate Change and Flood Risk	15 Station Road 5.1 Limit or reduce vulnerability to the effects of climate change	March, March CF ? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.			
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	? The site is located wholly within Flood Zone 1 and the site does not intersect the historic flood map. However some risk of surface water flooding is identified.			
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.			
. Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.			
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- There are records of protected species on or in close proximity of the site.			
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.			
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.			
es es	7.2 Avoid deterioration and seek opportunities to	?			

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

enhance water quality in rivers and other water

bodies

40517		15 Station Road	March, March CP
and	Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
<u></u>		9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

40518

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

40518	Land north of The Barn, High Road	Wisbech St Mary, Wisbech St Mary CF
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	+ The site is available for housing development in the short term and is located in a Medium Village.
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	The site has relatively poor access to services and facilities. The site is located within 5 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. 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 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	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.

Land	north	of 1	Γhe	Barn,	High	Road
------	-------	------	-----	-------	------	------

Wisbech St Mary, Wisbech St Mary CP

6.
Land
Use
and
Wild
life

40518

6.1 Minimise the irreversible loss of 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.

contamination.

esources

7.1 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

ŗ

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 and development is not expected to give rise to

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

~

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

Sustainable Resources

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

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 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. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes. Further reductions in emissions will depend on the design and construction standards of the development.



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

^

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from habitats, thereby avoiding potential harm from development. However, this may limit opportunities 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	Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
ion and g	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	? The site has good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.

#Error	#Error		#Type!
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	#Error	#Error
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.		#Error
₫	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	#Error	#Error
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	#Error	#Error
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	#Error	#Error
	4.3 Retain the distinctive character of Fenland's landscape	#Error	#Error
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	#Error	#Error
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	#Error	#Error

#Error	#Error		#Type!
<u></u> 6	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	#Error	#Error
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	#Error	#Error
nd Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	#Error	#Error
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	#Error	#Error
7. Water Resources	7.1 Minimise water consumption and encourage re-use	#Error	#Error
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	#Error	#Error
8. Pollution	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	#Error	#Error
and Waste	8.2. Reduce the risk of pollution to the	#Error	#Error
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	#Error	#Error

#Error	#Error	#Type!
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	#Error
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	#Error

SA Framework

Healthy Communities	
:hy Communitie:	Неа
ommunities	lthy
nunitie	00
iitie	nur
	≓

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

++

Site will provide traveller's pitches, thereby meeting needs of travelling community.

1.2 Improve the quality, range and accessibility of services 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 a range of 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; >20 min walk from a secondary school; and >20 min 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 woodland stepping stone identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets.



2. Jobs, Education and

Housing

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

No significant effect

++

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

2.1 Help people gain access to a range of

employment, education and training

opportunities

The site has relatively poor access to a range of services and facilities.



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

++

The site will contribute to meeting the need for pitches for the travelling community.

#Error	#Error		#Type!
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	#Error	
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	#Error	
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	#Error	
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	#Error	
	4.3 Retain the distinctive character of Fenland's landscape	#Error	
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	#Error	
hange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	#Error	

#Error	#Error		#Type!
<u></u> 6	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	#Error	#Error
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	#Error	#Error
nd Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	#Error	#Error
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	#Error	#Error
7. Water Resources	7.1 Minimise water consumption and encourage re-use	#Error	#Error
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	#Error	#Error
8. Pollution	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	#Error	#Error
and Waste	8.2. Reduce the risk of pollution to the	#Error	#Error
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	#Error	#Error

#Error	#Error	#Type!
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	#Error
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	#Error

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively 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; >20 min walk from a secondary school; and >20 min 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 an existing grassland, a grassland buffer, a grassland stepping stone, identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	? The site has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.

#Error	#Error		#Type!
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	#Error	#Error
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.		#Error
₫	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	#Error	#Error
4. Heritage, La	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	#Error	#Error
4. Heritage, Place Making and Landscape	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	#Error	#Error
	4.3 Retain the distinctive character of Fenland's landscape	#Error	#Error
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	#Error	#Error
nange	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	#Error	#Error

#Error	#Error		#Type!
<u></u> 6	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	#Error	#Error
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	#Error	#Error
nd Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	#Error	#Error
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	#Error	#Error
7. Water Resources	7.1 Minimise water consumption and encourage re-use	#Error	#Error
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	#Error	#Error
8. Pollution	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	#Error	#Error
and Waste	8.2. Reduce the risk of pollution to the	#Error	#Error
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	#Error	#Error

#Error	#Error	#Type!
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	#Error
1	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	#Error

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

contribute to the safety of all highway users.

school; >20 min 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.



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

++

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

4. Heritage, Place Making and

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

Listed building in proximity of site. Development has potential to cause harm to such assets and/or their setting.

?

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

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 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.

40522	18 Westfield Road	Manea, Manea CP
6. Lar	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	- The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification). However, site is partly developed.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	/ The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
llife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located within the Goose & Swan Functional Land IRZ and intersects a grassland buffer and woodland buffer, identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets. There is evidence of protected species on/in close proximity of site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
Ses.	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
and Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

40522 18 Westfield Road Manea, Manea CP

Sustainable Resources

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

+

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; >20 min walk from a secondary school; and within 5-10 min walk of medical facilities.



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

-

SA Framework		
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from habitats, thereby avoiding potential harm from development. However, this may limit opportunities to improve access to wildlife and wild places.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	? The site has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.
	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.

40523	72 - 74 High Street	March, March C
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 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	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	Site intersects a Conservation Area and Heritage at Risk asset, and other heritage assets in proximity of site. Development has potential to cause harm to such assets and/or their setting.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	? 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.
to ge sk	5.2 Minimise and wherever possible remove the	++

water flooding is identified.

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

40523	72 - 74 High Street	March, March CP
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is relatively distant from habitats, thereby avoiding potential harm from development. There is evidence of protected species on/in close proximity of site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to 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.
5	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of

40523 72 - 74 High Street March, March CP

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



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

^

		·
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has relatively good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; >20 min walk from a secondary school; 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 located within reasonable walking distance of a County Wildlife Site, and therefore may benefit from greater access to wildlife and wild places. However, the site intersects a woodland stepping stone identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets.
9	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	? The site has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.



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

Listed building in proximity of site. Development has potential to cause harm to such assets and/or their setting.

?

?

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

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; some surface water flood risk is present on-site.



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

+

40524	W H Feltham And Son Cawood Close	March, March CP
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
Land Use and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is in proximity of a County Wildlife Site. The site intersects a woodland stepping stone identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets. There is evidence of protected species on/in close proximity of site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources 8. Pollution and Waste	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has 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.

40524 W H Feltham And Son Cawood Close March, March CP

Sustainable Resources

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

+

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; >20 min walk from a secondary school; 15-20 min walk of medical facilities.



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

^

40323	Land South West Of 1 10 25 Springheid Avenue	Watch, Watch Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 5-10 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 existing grassland, a grassland buffer, a grassland stepping stone, an existing woodland, a woodland buffer, a woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets.
Y	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 5 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	? The site has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.

Land South West Of 1 To 23 Springfield Avenue



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

++

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

. Transpo

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

++

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



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

-

Listed building in proximity of site. Development has potential to cause harm to such assets and/or their setting.

?

?

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

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; some surface water flood risk is present on-site.



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

+

40525		Land South West Of 1 To 23 Springfield Avenue	March, March CP
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).
	and like a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	nd Wildlifp	6.3 Minimise and 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 existing grassland, a grassland buffer, a grassland stepping stone, an existing woodland, a woodland buffer, a woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets. There is evidence of protected species on/in close proximity of site.
•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
	7. Water	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	Po T	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

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

++

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



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

~

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 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; 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 site is located within reasonable walking distance of a County Wildlife Site and therefore may benefit from greater access to wildlife and wild places. However, The site is located within 500m of an internationally designated habitat, intersects the Goose & Swan Functional Land IRZ, and existing grassland, grassland buffer, grassland stepping stone, and wetland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets.



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

No significant effect

++

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

Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.

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

?

The site has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.

2. Jobs, Education and Housing



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.

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

 Heritage, Place Making and Landscape

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

-

Listed building in proximity of site. Development has potential to cause harm to such assets and/or their setting.

?

?

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

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; some surface water flood risk is present on-site.



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

+

40526	158 Stonald Road	Whittlesey, Whittlesey CP
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ The site is not agricultural land (based on Agricultural Land Classification).
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located in proximity of a County Wildlife Site. The site is located within 500m of an internationally designated habitat, intersects the Goose & Swan Functional Land IRZ, and existing grassland, grassland buffer, grassland stepping stone, and wetland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets. There is evidence of protected species on/in close proximity of site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es Pr	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution a		+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd waste	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Composition with the site likely have a neutral or negligible effect in respect of the objective.

40526	158 Stonald Road	Whittlesey, Whittlesey CP
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively good access to a range of services and facilities. The site is located within 5

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

emmissions. The site has relatively 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; 15-20 min walk of a secondary school; and within 10-15 min walk of medical facilities.

Development of the site risks sterilising a designated mineral reserve, unless prior extraction takes place before site is developed.

40527

SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5-10 min walk of a secondary school; and within 5 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from habitats, thereby avoiding potential harm from development. However, this may limit opportunities 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.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	? The site has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	++ The site is available for housing development and is located in a Market Town.

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

44

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

++

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



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

-

Site intersects a Conservation Area and Heritage at Risk asset, and other heritage assets in procimity of site. Development has potential to cause harm to such assets and/or their setting.

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

1

Development has potential to cause harm to protected trees. Insufficient data available to identify effects.



4.3 Retain the distinctive character of Fenland's landscape

. .

Development has potential to cause harm to protected trees. 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; some surface water flood risk is present on-site.



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

+

40527	Land North And South Of Grosvenor House Grosv	venor Road Whittlesey, Whittlesey CP
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	/ 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 relatively distant from habitats, thereby avoiding potential harm from development. There is evidence of protected species on/in close proximity of site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
ס. דטווענוטון מווע שמאפ	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

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



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

^

40528

SA Frame	ramework		
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has relatively 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; >20 min walk from a secondary school; 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 located within reasonable walking distance of a County Wildlife Site and therefore may benefit from greater access to wildlife and wild places. However, the site intersects the Goose & Swan Functional Land IRZ, and grassland stepping stone and woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development 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 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 has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.	

40528	Land West Of 36 Peterborough Road	Whittlesey, Whittlesey
	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.	·
<i>₹</i>	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.

ge, Place Making and Landscape

historic environment

?

?

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

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; some surface water flood risk is present on-site.



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; some surface water flood risk is present on-site.

40528	Land West Of 36 Peterborough Road	Whittlesey, Whittlesey CP
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ The site is not agricultural land (based on Agricultural Land Classification).
Land Use a	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Land Use and Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is located in proximity of a County Wildlife Site. The site intersects the Goose & Swan Functional Land IRZ, and grassland stepping stone and woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets. There is evidence of protected species on/in close proximity of site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution a		+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
and Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

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

+

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively 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; >20 min walk from a secondary school; 15-20 min walk of medical facilities.



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

^

40529

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

5. Resilience to Climate Change and Flood Risk



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

The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; some surface water flood risk is present on-site.

6. Lar		6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
ים כאת מוום		6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
Land Use and Wildlife	A7:1-11:6)	6.3 Minimise and 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 an existing grassland, a grassland buffer, a grassland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets. There is evidence of protected species on/in close proximity of 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.
vesources	7. Water	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es ¬		7.2 Avoid deterioration and seek opportunities to 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

+

educing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; >20 min walk from a secondary school; and within 5 min walk of medical facilities.



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

_

Development of the site risks sterilising a designated mineral reserve, unless prior extraction takes place before site is developed.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has 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 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 habitats, thereby avoiding potential harm from development. However, this may limit opportunities to improve access to wildlife and wild places.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs, Education Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++ Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	? The site has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.



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

-

reducing reliance on private vehicles and supporting sustainable transport modes.

Listed building in proximity of site. Development has potential to cause harm to such assets and/or their setting.

?

?

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

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; some surface water flood risk is present on-site.



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; some surface water flood risk is present on-site.

40530)	134A Ramnoth Road	Wisbech, Wisbech CP
6.		6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ The site is not agricultural land (based on Agricultural Land Classification).
	Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	Development of the site would result in the loss of greenfield land.
	nd Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is relatively distant from habitats, thereby avoiding potential harm from development. There is evidence of protected species on/in close proximity of site.
•)	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
	7. Water	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	es)	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8. Pollution a	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	+ Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

40530	134A Ramnoth Road	Wisbech, Wisbech CP
Susta Resc	9.1 Reduce energy consumption and increase the	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas
inable ources	use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of



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



within 5 min walk of a secondary school; and within 10-15 min walk of medical facilities.

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

40531

work	
1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has relatively good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; >20 min walk from a secondary school; and >20 min 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. In addition, the site intersects an existing grassland, grassland buffer, existing woodland, and woodland buffer, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets.
1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2.1 Help people gain access to a range of employment, education and training opportunities	The site is 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 has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income. 1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments 1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places 1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets 2.1 Help people gain access to a range of employment, education and training opportunities 2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality



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.

Land West Of Sun	set Rooms Station Road
------------------	------------------------

Land Use and Wildli	Use and Wil
Jse and Wildli	Jse and Wildli
nd Wildli	nd Wildli
=	=
é	σ,

40531

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

The site is located on 'best and most versatile' agricultural land.

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, nationa or local significance, and on protected species

The Cambridgeshire Habitats Mapping Project identifies a high quality habitat on-site. In addition, the site intersects an existing grassland, grassland buffer, existing woodland, and woodland buffer, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets. There is evidence of protected species on/in close proximity of 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

The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.



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

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

Sustainable Resources

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

+

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; >20 min walk from a secondary school; and >20 min walk from medical facilities.



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

^

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to a range of services and facilities. The site is located within 5-10 min walk of a bus stop; 15-20 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; 15-20 min walk of a secondary school; 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 reasonable walking distance of a Local Nature Reserve and a County Wildlife Site, therefore has opportunity to improve access to wildlife and wild places, wehre development does nto lead to harm to the CWS
•	1.4 Encourage healthy choices and opportunities for the consumption 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.
	2.2 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 a range of 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.

3.1 Reduce the reliance on private motor vehicles and 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 a range of services and facilities. The site is located within 5-10 min walk of a bus stop; 15-20 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; 15-20 min walk of a secondary school; 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

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.



5. Resilience to Climate Change and Flood Risk

4.3 Retain the distinctive character of Fenland's landscape

Insufficient data available to identify effects.

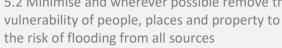
flood risk is present on-site.



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; some surface water



The site is located wholly in Flood Zone 1; the site does not intersect the historic flood map; some surface water flood risk is present on-site.

40532		Land North East Of 1 Ashley Industrial Estate 241	Station Road Whittlesey, Whittlesey CP
6.		6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use and Wildlife	-	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
nd Wildlife		6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is within proximity of a Local Nature Reserve and a County Wildlife Site. There is evidence of protected species on/in close proximity of site.
•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7. Wate	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	- Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas

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



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

Development of the site risks sterilising a designated mineral reserve, unless prior extraction takes place before site is developed.

40533	Land South Of Newberry Roman Bank	Newton, Newton-in-the-Isle CP
SA Frame	ework	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to a range of services and facilities. The site is located within 5-10 min walk of a bus stop; >20 min walk from a shop which meets day-to-day needs; >20 min walk from a primary school; >20 min walk from a secondary school; and >20 min 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 reasonable walking distance of a County Wildlife Site, therefore has opportunity to improve access to wildlife and wild places. However, the site intersects a woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development 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.
	2.2 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 a range of 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.



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



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 almost wholly in located in Flood Zone 1; the site does not intersect the historic flood map; no surface water flood risk identified on-site.

40533	Land South Of Newberry Roman Bank	Newton, Newton-in-the-Isle CP	
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	Site is previously developed, and therefore will not result in the loss of undeveloped land.	
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.	
nd Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is within proximity of a County Wildlife Site. The site intersects a woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets.	
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.	
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.	
les es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.	
c Circuit	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on provate vehciles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.	
d waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.	
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.	
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas	

emmissions. The site has very poor access to a range of services and facilities. The site is located within 5-10 min walk of a bus stop; >20 min walk from a shop which meets day-to-day needs; >20 min walk from a primary school; >20 min walk from a secondary school; and >20 min walk from medical facilities.



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

^

SA Framework

40534

1.1 Provide 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 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; >20 min walk from a primary school; 15-20 min walk of a secondary school; and >20 min 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 reasonable walking distance of a County Wildlife Site, therefore has opportunity to improve access to wildlife and wild places. However, the site intersects existing grassland, a grassland buffer, woodland buffer, and a woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development 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

40534	Land South East Of Burrall Plas Tec Limited Cromwell Road Wisbech, Wisbech	
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.
	2.2 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 a range of 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.	
₽	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.

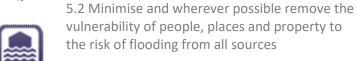
40	53	4
and Flood Risk	Climate Change	5. Resilience to
	_	_

Land South East Of Burrall Plas Tec Limited Cromwell Road

Wisbech, Wisbech CP

5. R	5.1 Limit or reduce vulnerability to the effects of
esi	climate change
lience	

Site is located wholly within Flood Zone 3 (greatest risk from flooding); risk from surface water flooding identified on-site.



--

Site is located wholly within Flood Zone 3 (greatest risk from flooding); risk from surface water flooding identified on-site.

6. Land Use and Wildlife

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

The site is located on 'best and most versatile' agricultural land.

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 proximity of a County Wildlife Site. The site intersects existing grassland, a grassland buffer, woodland buffer, and a woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets. There is evidence of protected species on/in close proximity of site.



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

See SA objective 6.3.

Resources

7.1 Minimise water consumption and encourage re-use

•

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



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

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

40534	b34 Land South East Of Burraii Plas Tec Limited Cromwell Road Wisbect	
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to 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; >20 min walk from a primary school; 15-20 min walk of a secondary school; and >20 min walk from medical facilities.
<u>†</u>	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively poor access to a range of 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; >20 min 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 relatively distant from habitats, thereby avoiding potential harm from development. However, this may limit opportunities 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.
	2.2 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 a range of 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.

40535	Gaul Farm Industrial Units	March, March CP
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 a range of 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; >20 min walk from a secondary school; and within 10-15 min walk of medical facilities. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.
₽	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	Listed building in proximity of site. Development has potential to cause harm to such assets and/or their setting.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	? 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 wholly within Flood Zone 3 (greatest risk from flooding); risk from surface water flooding identified on-site.
ge to	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located wholly within Flood Zone 3 (greatest risk from flooding); risk from surface water flooding identified on-site.

40535 Gaul Farm Industrial Units		March, March CP
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is relatively distant from habitats, thereby avoiding potential harm from development. There is evidence of protected species on/in close proximity of 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.
Des Des	7.2 Avoid deterioration and seek opportunities to 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.
		++ 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

40535 Gaul Farm Industrial Units March, March CP

emmissions. The site has relatively poor access to a range of 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; >20 min walk from a secondary school; and within 10-15 min walk of medical facilities.



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

^

ςΔ	Fra	me	21///	ork

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 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; >20 min walk from a primary school; >20 min walk from a secondary school; and >20 min 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 reasonable walking distance of a County Wildlife Site, therefore has opportunity to improve access to wildlife and wild places. However, the site intersects an existing grassland, a grassland buffer, a grassland stepping stone, a woodland buffer, and woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project.



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

No significant effect

40536	Land North East Of 25 Cromwell Road	Wisbech, Wisbech CP
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.
	2.2 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 a range of 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.	
₹	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.

40536	Land North East Of 25 Cromwell Road	Wisbech, Wisbech CP
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	Site is located mainly in Flood Zone 2; potential surface water flood risk present on-site.
hange d Risk	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	Site is located mainly in Flood Zone 2; potential surface water flood risk present on-site.
6.	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
Land Use and Wildlife	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
nd Wildlife	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is within proximity of a County Wildlife Site. The site intersects an existing grassland, a grassland buffer, a grassland stepping stone, a woodland buffer, and woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
S T	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

40536	Land North East Of 25 Cromwell Road	Wisbech, Wisbech CP
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
d Wasi	8.2. Reduce the risk of pollution to the environment from contaminated land	++
te		Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the	~
	reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively poor access to 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; >20 min walk from a primary school; >20 min walk from a secondary school; and >20 min walk from medical facilities.
(††)	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	Development of the site is not expected to effect mineral resources. There will likely be opportunities to support

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

sustainable form and allow for re-use

40557	Storage Building At Dagless Limited Land North C	Wisbech, Wisbech Cr
SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has relatively good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; >20 min walk from a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is within reasonable walking distance of a County Wildlife Site, therefore has opportunity to improve access to wildlife and wild places, where development is not likely to lead to harm to the CWS.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	++ The site is available for employment development or other job-creating uses.
2. Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	? The site has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.
	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.

40537

3.1 Reduce the reliance on private motor vehicles and 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 good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; >20 min 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.



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

++

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

4. Heritage, Place Making and

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

Listed building in proximity of site. Development has potential to cause harm to such assets and/or their setting.

?

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

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

Site is located wholly within Flood Zone 3 (greatest risk from flooding); risk from surface water flooding identified on-site.



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 wholly within Flood Zone 3 (greatest risk from flooding); risk from surface water flooding identified on-site.

40537		Storage Building At Dagless Limited Land North C	Of Brigstock Road Wisbech, Wisbech CP
6. Land Use a		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.
Use and Wildlife		6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is within proximity of a County Wildlife Site. There is evidence of protected species on/in close proximity of site.
•		6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7. Wate	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	T.	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8. Pollution ar	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	ıd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively good access to a range of services and facilities. The site is located within 5

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



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

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has relatively 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; 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 existing grassland, a grassland buffer, a woodland buffer, as identified by the Cambridgeshire Habitats Mapping project. Development 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.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	? The site has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.
	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.

40538	11 Europa Way	Wisbech, Wisbech CF
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	+
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage, 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 within Flood Zone 3 (greatest risk from flooding); site intersects historic flood map; risk from surface water flooding identified on-site.
× 6 6	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 within Flood Zone 3 (greatest risk from flooding); site intersects historic flood map; risk

from surface water flooding identified on-site.

the risk of flooding from all sources

40538	11 Europa Way	Wisbech, Wisbech CP
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects existing grassland, a grassland buffer, a woodland buffer, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets. There is evidence of protected species on/in close proximity of site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
o. Poliution 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.
	ਤੇ 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

40538 11 Europa Way Wisbech, Wisbech CP

emmissions. The site has relatively 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; 15-20 min walk of medical facilities.



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

^

40539

SA Frame	work	
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 5-10 min walk of medical facilities.
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	The site is relatively distant from habitats, thereby avoiding potential harm from development. However, this may limit opportunities to improve access to wildlife and wild places.
•	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect
2. Jobs,	2.1 Help people gain access to a range of employment, education and training opportunities	++ The site is available for employment development or other job-creating uses.
Jobs, Education and Housing	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	? The site has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.
	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.

40700		
40539	Unit West Of Jacks	Chatteris, Chatteris CP
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	
₩	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	- Listed building in proximity of site. Development has potential to cause harm to such assets and/or their setting.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	? 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 majority of the site is located in Flood Zone 1; the site does not intersect the historic flood map; some surface water flood risk is present on-site.
* * *	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 in Flood Zone 1; the site does not intersect the historic flood map; some surface water flood risk is present on-site.

40539	Unit West Of Jacks	Chatteris, Chatteris CP
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site is relatively distant from habitats, thereby avoiding potential harm from development. There is evidence of protected species on/in close proximity of site.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd Waste	8.2. Reduce the risk of pollution to the environment from contaminated land	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.
Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas

40539 Unit West Of Jacks Chatteris, Chatteris CP

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



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

^

SA Frame	A Framework		
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	+ The site has relatively 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 10-15 min walk of a primary school; >20 min walk from a secondary school; 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 grassland stepping stone as identified by the Cambridgeshire Habitats Mapping project. Development 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.	
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	? The site has relatively good access to a range of services and facilities, and therefore could support investment in local services and infrastructure, depending on available capacity.	
	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.	

40540	38 Whittlesey Road	March, March CP
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	·
₽	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage, 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 wholly within Flood Zone 3 (greatest risk from flooding); risk from surface water flooding identified on-site.
ž ge go	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 wholly within Flood Zone 3 (greatest risk from flooding); risk from surface water flooding identified on-site.

40540	38 Whittlesey Road	March, March CP
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects a grassland stepping stone as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets. There is evidence of protected species on/in close proximity of site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
es	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution an	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+ The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
nd waste	8.2. Reduce the risk of pollution to the environment from contaminated land	++ Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	Development of the site likely have a neutral or negligible effect in respect of the objective.

40540	38 Whittlesey Road	March, March CP
Susta	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+
9. ainable ources		Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has relatively good access to a range of services and facilities. The site is located within 5

9.2 Support materials

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

^

emmissions. The site has relatively 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 10-15 min walk of a

primary school; >20 min walk from a secondary school; 15-20 min walk of medical facilities.

SA Framework				
	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect		
1. Healthy Communities	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has very poor access to a range of services and facilities. The site is located within 10-15 min walk of a bus stop; 15-20 min walk of a shop which meets day-to-day needs; 15-20 min walk of a primary school; >20 min walk from a secondary school; and >20 min 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 grassland buffer a grassland stepping stone, a woodland buffer, and a woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development 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.		
	2.2 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 a range of 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.		

5. Resilience to Climate Change and Flood Risk



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

Site is located wholly within Flood Zone 3 (greatest risk from flooding); risk from surface water flooding identified on-site.

40541	Coleseed Business Complex	March, March CP
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	The site intersects a grassland buffer a grassland stepping stone, a woodland buffer, and a woodland stepping stone, as identified by the Cambridgeshire Habitats Mapping project. Development has the potential to cause harm to those assets.
•	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	See SA objective 6.3.
7. Water Resources 8. Pollution and Waste	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on provate 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.

40541 Coleseed Business Complex March, March CP

Sustainable Resources

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

--

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emmissions. The site has very poor access to a range of services and facilities. The site is located within 10-15 min walk of a bus stop; 15-20 min walk of a shop which meets day-to-day needs; 15-20 min walk of a primary school; >20 min walk from a secondary school; and >20 min walk from medical facilities.



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

^