

Appendix C: *Site Options SA Framework*

Part 6

Sites 40501 to 40541

SA Framework

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





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

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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.

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



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

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

4. Heritage, Place Making and Landscape

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

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Site intersects a Conservation Area. Potential harm to setting of listed building.

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

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



4.3 Retain the distinctive character of Fenland's landscape

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

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

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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

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The site is not agricultural land (based on Agricultural Land Classification).

6.2 Utilise brownfield sites for re-development in appropriate circumstances

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

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

-

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



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

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See SA objective 6.3.

7. Water
Resources

7.1 Minimise water consumption and encourage re-use

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



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

?

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

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

SA Framework

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





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

++

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



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

++

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

4. Heritage, Place Making and Landscape

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

-

Potential archaeological 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 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. The site intersects features identified by the Cambs Habitats mapping project including, grassland buffer, grassland 'stepping stone', woodland buffer, woodland stepping stone, which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~

Sustainable Resources

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

-

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



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

+

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

SA Framework

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





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

++

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

3. Transport

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

+

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



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 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

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The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased risk from flooding.



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

--

The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased risk from flooding.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++	The 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	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~

Sustainable Resources

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

+

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



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

~

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

SA Framework

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





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

+

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

3. Transport

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

+

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

-

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



5.1 Limit or reduce vulnerability to the effects of climate change

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

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

--

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

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

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

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



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?



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



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

?

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

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

SA Framework

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





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 achievable (subject to minor mitigation measures).



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

++

Site is accessible, subject to moderate mitigation measures being delivered. The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.

4. Heritage, Place Making and Landscape

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

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Development has potential to harm non-designated heritage asset.

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

+

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



4.3 Retain the distinctive character of Fenland's landscape

+

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



5.1 Limit or reduce vulnerability to the effects of climate change

++

The site is 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

++

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

++

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

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

-

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



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?



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



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

?

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

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

SA Framework

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





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 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.



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



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?




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



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

?

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

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

Sustainable Resources

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

/

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

SA Framework

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





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

+

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

3. Transport

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

/

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

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

?

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



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	-	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	-	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

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

/

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

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





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

+

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

3. Transport

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

/

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

-

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



5.1 Limit or reduce vulnerability to the effects of climate change

--

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

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

--

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

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

--

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

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



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?



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



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

?

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

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

SA Framework

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





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

++

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

3. Transport

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

+

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



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

++

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

4. Heritage, Place Making and Landscape

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

-

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 positive contribution to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

++

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



5.1 Limit or reduce vulnerability to the effects of climate change

++

The site is located 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

++

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

~

No effects on habitats or protected species identified.



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

~

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?



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



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

?

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

 8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	-	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
 9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has reasonably good access to some services and facilities. The site is located within 5 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.

SA Framework

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





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.



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.

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.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has 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	~

Sustainable Resources

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

++

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



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

+

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

SA Framework

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





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

++

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

3. Transport

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

+

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



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

++

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

4. Heritage, Place Making and Landscape

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

-

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 positive contribution to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

++

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

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.



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

?

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

 <p>8. Pollution and Waste</p>	<p>8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)</p>	<p style="text-align: center;">+</p> <p>The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.</p>
	<p>8.2. Reduce the risk of pollution to the environment from contaminated land</p>	<p style="text-align: center;">++</p> <p>Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.</p>
	<p>8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste</p>	<p style="text-align: center;">~</p> <p>Development of the site likely have a neutral or negligible effect in respect of the objective.</p>
 <p>Sustainable Resources</p>	<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	<p style="text-align: center;">+</p> <p>Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has reasonably good access to some services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 min walk of a shop which meets day-to-day needs; within 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.</p>
	<p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p>	<p style="text-align: center;">+</p> <p>The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.</p>

SA Framework

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





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

++

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

3. Transport

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

-

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

-

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



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

?




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



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

?

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

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

Sustainable Resources

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

-

Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has relatively poor access to services and facilities. The site is located within 5 min walk of a bus stop; within 5 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.

SA Framework

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





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

++

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

3. Transport

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

/

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

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



4.3 Retain the distinctive character of Fenland's landscape


++


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




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

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++ Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++ Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	- Site is within 500m of a County Wildlife Site. 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.
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7. Water Resources	7.1 Minimise water consumption and encourage re-use	? Water consumption and re-use will depend on the specific design and construction of the development.
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	? Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.

8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	+ Site is within 100m of potentially contaminated land and development is not expected to give rise to

	contamination.
	<p>8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste</p> <p style="text-align: center;">~</p> <p>Development of the site likely have a neutral or negligible effect in respect of the objective.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Sustainable Resources</p> <p>9.1</p>	<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p> <p style="text-align: center;">/</p> <p>Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has 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.</p>
	<p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p> <p style="text-align: center;">~</p> <p>Development of the site is not expected to effect mineral resources. There will likely be opportunities to support the use of locally-sourced and sustainable building materials through the design and construction phase.</p>

SA Framework

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





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

+

The site is available for housing development in the short term 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 landscape

-

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



5.1 Limit or reduce vulnerability to the effects of climate change

--

The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased risk from flooding.

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

--

The proposed use is 'more vulnerable', and the majority of the site area is outside Flood Zone 1 and is therefore at increased risk from flooding.

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

--

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

--

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

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

-

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



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?



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



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

?

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

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

SA Framework

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





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 positive contribution to local character and/or sense of place.



4.3 Retain the distinctive character of Fenland's landscape

++

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



5.1 Limit or reduce vulnerability to the effects of climate change

?

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

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

?

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

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

++

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

++

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

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

-

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



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

-

See SA objective 6.3.

7.1 Minimise water consumption and encourage re-use

?



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

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

?

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



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

SA Framework

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





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. 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

-

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



4.3 Retain the distinctive character of Fenland's landscape

?

Insufficient data available to identify effects

Old School House

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

-

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



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

-

See SA objective 6.3.

7. Water
Resources

7.1 Minimise water consumption and encourage re-use

?



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



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

?

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

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

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





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 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.

4. Heritage, Place Making and Landscape

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

-

Development of site has potential to harm setting of Conservation Area. Potential archaeological assets on site.

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

++

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



4.3 Retain the distinctive character of Fenland's landscape

++

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

15 Station Road

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

-

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



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

-

See SA objective 6.3.

7. Water
Resources

7.1 Minimise water consumption and encourage re-use

?



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



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

?

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

8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++ The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	- Site is within 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.
	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	/ Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 15-20 min walk of a secondary school; and within 5 min walk of medical facilities. However, major infrastructure or acquisition of third party land is required to provide safe, suitable access. Further reductions in emissions will depend on the design and construction standards of the development.
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	+ The site intersects sand and gravel deposits, which the Minerals & Waste Team note could be utilised through development of the site.

SA Framework

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





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

+

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

3. Transport

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

-

The site has relatively poor access to services and facilities. The site is located within 5 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.



6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 1) (based on Agricultural Land Classification).
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	--	Development of the site would result in the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	Site is within 500m of a County Wildlife Site. The site intersects features identified by the Cambs Habitats mapping project including, grassland 'stepping stone', which risks potential harm if the site is developed. There are records of protected species on or in close proximity of the site.
	 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	-	See SA objective 6.3.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	+	Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

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

-

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



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

~

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 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.	++
	2.2 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.	?



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

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3. Transport

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

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

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4. Heritage, Place Making and Landscape

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

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

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4.3 Retain the distinctive character of Fenland's landscape

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5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

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

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#Error	#Error		#Error	#Type!
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	#Error		#Error
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	#Error		#Error
	6.3 Minimise and 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 and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	#Error		#Error
	8.2. Reduce the risk of pollution to the environment from contaminated land	#Error		#Error
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	#Error	#Error

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Sustainable
Resources

9.

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

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

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SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	++	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.
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	~	No significant effect
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	-	The site 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.



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3. Transport

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

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

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4. Heritage, Place Making and Landscape

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

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

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4.3 Retain the distinctive character of Fenland's landscape

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5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

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

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6: Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	#Error	#Error
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	#Error	#Error
	6.3 Minimise and 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
8: Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	#Error	#Error
	8.2. Reduce the risk of pollution to the environment from contaminated land	#Error	#Error
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	#Error

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Sustainable
Resources

9.

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

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

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SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively 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 and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site 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.	?



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

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3. Transport

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

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

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4. Heritage, Place Making and Landscape

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

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

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4.3 Retain the distinctive character of Fenland's landscape

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5. Resilience to Climate Change and Flood Risk

5.1 Limit or reduce vulnerability to the effects of climate change

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

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#Error	#Error	#Error	#Type!
6: Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	#Error	#Error
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	#Error	#Error
	6.3 Minimise and 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
8: Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	#Error	#Error
	8.2. Reduce the risk of pollution to the environment from contaminated land	#Error	#Error
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	#Error

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Sustainable
Resources

9.

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

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

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SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively 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, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site 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 in the medium term and is located in a Large Village.

3. Transport

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

+

The site has relatively 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 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; no risk of surface water flooding is identified.



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

++

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

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	-	The majority of the site area is likely to be 'best and most versatile' agricultural land (Grade 3) (based on Agricultural Land Classification). However, site is partly developed.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	/	The site includes a mix of brownfield and greenfield land. Development of the site would support the redevelopment of brownfield land, but would also involve the loss of greenfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site is 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.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site 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	~

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

+

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




~

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 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, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site 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. 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.	<p style="text-align: center;">++</p> <p>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.</p>
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	<p style="text-align: center;">++</p> <p>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.</p>
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	<p style="text-align: center;">--</p> <p>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.</p>
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<p style="text-align: center;">?</p> <p>Insufficient data available to identify effects.</p>
	4.3 Retain the distinctive character of Fenland's landscape	<p style="text-align: center;">?</p> <p>Insufficient data available to identify effects.</p>
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<p style="text-align: center;">++</p> <p>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.</p>
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<p style="text-align: center;">++</p> <p>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.</p>

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.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has good access to a range of services and facilities. The site is located within 5 min walk of

a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; 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

~

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively 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.	/
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
	2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site has 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. 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 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. 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

+

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. 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 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	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

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

+

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

~

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

SA Framework

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

-

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.

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	-	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 Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

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

++

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

~

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively 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.	/
2. Jobs, Education and Housing	 1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	No significant effect	~
	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 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.	?



2.3 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 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. 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

+

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. 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	-	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.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

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

+

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



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 Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5-10 min walk of a primary school; within 5-10 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. 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.	<p style="text-align: center;">++</p> <p>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.</p>
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	<p style="text-align: center;">++</p> <p>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.</p>
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	<p style="text-align: center;">--</p> <p>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.</p>
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<p style="text-align: center;">?</p> <p>Development has potential to cause harm to protected trees. Insufficient data available to identify effects.</p>
	4.3 Retain the distinctive character of Fenland's landscape	<p style="text-align: center;">?</p> <p>Development has potential to cause harm to protected trees. Insufficient data available to identify effects.</p>
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	<p style="text-align: center;">+</p> <p>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.</p>
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<p style="text-align: center;">+</p> <p>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.</p>

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.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas

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

~

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

SA Framework

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





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 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. 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

+

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. 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	-	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.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

Sustainable Resources

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

+

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

~

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively 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.	+
	1.3 Create and enhance multifunctional open space that 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, 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 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 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 in the medium term and is located in a Large Village.

3. Transport

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

+

The site has relatively 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. 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

+

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. 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 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.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~

<p>9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources</p>	<p style="text-align: center;">+</p>	<p>educing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. 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.</p>
<p>9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use</p>	<p style="text-align: center;">--</p>	<p>Development of the site risks sterilising a designated mineral reserve, unless prior extraction takes place before site is developed.</p>



SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5-10 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 and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	Located within 10 minutes walk of an existing employment area, the site has very good access to employment opportunities.	++
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site 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. Transport

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

++

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



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

++

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

4. Heritage, Place Making and Landscape

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

-

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.

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	-	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.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	+	Site is within 100m of potentially contaminated land and development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.

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

++

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



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

~

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

SA Framework

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.	No significant effect	~
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	The site has relatively 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. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities	The site is located more than 20 minutes walk from existing employment areas.	--
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	The site 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 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 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. 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; no risk of surface water flooding is identified.



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

++

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

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	--	The 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 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. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
		7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	--	The site is located on potentially contaminated land. Therefore development risks exposing pollutants to the environment and people.
		8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~

Sustainable Resources

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

+

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

~

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

SA Framework

1. Healthy Communities	 <p>1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.</p>	No significant effect	~
	<p>1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments</p>	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.	-
	<p>1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places</p>	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, where development does not lead to harm to the CWS	/
	<p>1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets</p>	No significant effect	~
2. Jobs, Education and Housing	<p>2.1 Help people gain access to a range of employment, education and training opportunities</p>	The site is available for employment development or other job-creating uses.	++
	<p>2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy</p>	The site has very poor access to a range of services and facilities.	-
	 <p>2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations</p>	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	+	
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	?	
	4.3 Retain the distinctive character of Fenland's landscape	?	
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	+	
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	+	

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.

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.




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

Insufficient data available to identify effects.

Insufficient data available to identify effects.

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.

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

emissions. The site has relatively poor access to 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.

SA Framework

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

3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	-- The site has very poor access to 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. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ The site is located within 5-10 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	? Insufficient data available to identify effects.
	4.3 Retain the distinctive character of Fenland's landscape	? Insufficient data available to identify effects.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	++ The site is 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.

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++	Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++	Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site is within 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.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	--	The site has very poor access to services and facilities. Occupants of the site will likely be dependent on private vehicles, and the site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	--	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas

emissions. The site has very poor access to 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

~

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

SA Framework

1. Healthy Communities

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

No significant effect

~

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

The site has relatively poor access to 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

~



 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.	- 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. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
 4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	? Insufficient data available to identify effects.
	4.3 Retain the distinctive character of Fenland's landscape	? Insufficient data available to identify effects.



5.1 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.

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.

7.1 Minimise water consumption and encourage re-use

?



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



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

?




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

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




SA Framework

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



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.
	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.

Gaul Farm Industrial Units

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.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	-	The site has relatively poor access to services and facilities. The site is unlikely to reduce reliance on private vehicles and greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site located more than 250m from potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	-	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas

emissions. The site has relatively poor access to 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

~

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

SA Framework

1. Healthy Communities

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

No significant effect

~

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

The site has relatively poor access to 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

~



 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.	- 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. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
 4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	? Insufficient data available to identify effects.
	4.3 Retain the distinctive character of Fenland's landscape	? Insufficient data available to identify effects.



5.1 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.

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.

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

++

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

6.2 Utilise brownfield sites for re-development in appropriate circumstances

++

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

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

-

The site is within 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.



7.1 Minimise water consumption and encourage re-use



?

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

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

?




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


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

SA Framework

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



<p>3. Transport</p> <p>3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.</p>	<p style="text-align: center;">+</p> <p>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.</p>
<p></p> <p>3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability</p>	<p style="text-align: center;">++</p> <p>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.</p>
<p>4. Heritage, Place Making and Landscape</p> <p>4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment</p>	<p style="text-align: center;">-</p> <p>Listed building in proximity of site. Development has potential to cause harm to such assets and/or their setting.</p>
<p></p> <p>4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character</p>	<p style="text-align: center;">?</p> <p>Insufficient data available to identify effects.</p>
<p>4.3 Retain the distinctive character of Fenland's landscape</p>	<p style="text-align: center;">?</p> <p>Insufficient data available to identify effects.</p>
<p>5. Resilience to Climate Change and Flood Risk</p> <p>5.1 Limit or reduce vulnerability to the effects of climate change</p>	<p style="text-align: center;">--</p> <p>Site is located wholly within Flood Zone 3 (greatest risk from flooding); risk from surface water flooding identified on-site.</p>
<p></p> <p>5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources</p>	<p style="text-align: center;">--</p> <p>Site is located wholly within Flood Zone 3 (greatest risk from flooding); risk from surface water flooding identified on-site.</p>

6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land	++	Site is previously developed, and therefore will not result in the loss of undeveloped land.
	6.2 Utilise brownfield sites for re-development in appropriate circumstances	++	Development of the site would enable the redevelopment of brownfield land.
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	-	The site is within 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.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has 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




~

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

SA Framework

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



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 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. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	? Insufficient data available to identify effects.
	4.3 Retain the distinctive character of Fenland's landscape	? Insufficient data available to identify effects.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	-- 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.
	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.

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.
7. Water Resources	7.1 Minimise water consumption and encourage re-use	?	Water consumption and re-use will depend on the specific design and construction of the development.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	+	The site has reasonably good access to some services and facilities. The site may therefore contribute to reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	++	Site is within 100m of potentially contaminated land; development is not expected to give rise to contamination.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	+	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas

emissions. The site has 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




~



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

SA Framework

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



3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	++ The site has good access to a range of services and facilities. The site is located within 5 min walk of a bus stop; within 5 min walk of a shop which meets day-to-day needs; within 5 min walk of a primary school; within 10-15 min walk of a secondary school; and within 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 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.

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.
	 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	?	Insufficient data at present. Effects on water quality will be assessed through Water Cycle Study.
8. Pollution and Waste	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	++	The site has good access to a range of services and facilities. The site is therefore capable of reducing reliance on private vehicles, leading to a reduction in greenhouse gas emissions.
	8.2. Reduce the risk of pollution to the environment from contaminated land	-	Site is within 50m of potentially contaminated land. Therefore there is a potential risk that development could result in exposure of pollutants to the environment and people.
	 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	~	Development of the site likely have a neutral or negligible effect in respect of the objective.
9. Sustainable Resources	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	++	Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas

emissions. The site has good access to a range of services and facilities. The site is located within 5 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




~




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

SA Framework

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



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 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. The site is therefore capable of reducing reliance on private vehicles and supporting sustainable transport modes.
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	++ The site is located within 5 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	? Insufficient data available to identify effects.
	4.3 Retain the distinctive character of Fenland's landscape	? Insufficient data available to identify effects.
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change	-- 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.

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

Sustainable Resources

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

+

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








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

~




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

SA Framework

1. Healthy Communities	<p>1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income.</p>	<p>No significant effect</p>	<p>~</p>
	<p>1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments</p>	<p>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.</p>	<p>--</p>
	<p>1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places</p>	<p>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.</p>	<p>-</p>
	<p>1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets</p>	<p>No significant effect</p>	<p>~</p>
2. Jobs, Education and Housing	<p>2.1 Help people gain access to a range of employment, education and training opportunities</p>	<p>The site is available for employment development or other job-creating uses.</p>	<p>++</p>
	<p>2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy</p>	<p>The site has very poor access to a range of services and facilities.</p>	<p>--</p>
	 <p>2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations</p>	<p>The site is available for non-residential development and is therefore not likely to impact upon the objective.</p>	<p>~</p>

3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.	-- The site has very poor access to 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. The site is therefore unlikely to reduce reliance on private vehicles and sustainable transport modes.
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability	+ The site is located within 10-15 min walk of a bus stop. The site benefits from an existing planning consent. It is assumed that safe access for all users has been demonstrated through the planning application process.
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment	~ No heritage assets have been identified on site, and no impacts on the wider historic environment are identified.
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	? 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.
	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.

Coleseed Business Complex

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

Sustainable Resources

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

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Reducing distances travelled by private motor vehicle can contribute to a reduction in greenhouse gas emissions. The site has very poor access to 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

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