

Sustainability Assessment Objective	Decision aiding question	Original HELAA Appraisal	CRAG Revised appraisal	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	--	No. Proposed development is a Greenfield site
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	-	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	-	Adjacent to medium density modern housing currently forming a straight edge to the village.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	~	The nearest designated site is Heath Fruit Farm which is approximately 700m away. Berry Fen SSSI is approximately 1km away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁸⁶⁾ ? ⁽²⁸⁷⁾	~	-	There is potential for protected species as the site is vacant and bordered by trees and hedgerows on three sides and contains a small semi-derelict building.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	-	The land slopes gently down from the western boundary towards the road frontage along the eastern side. It is an open arable field with mixed hedges, trees and fencing on all except the western boundary. Proposed Development and format would be highly visible/intrusive from adjoining housing to the south. There are no publicly accessible view points from the north and west so impact there would be reduced.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	-	During development heavy good vehicles will be passing close by various Grade 2 listed buildings. Bluntisham and Colne have 7.5T weight limits and listed buildings will be subject to vibration damage
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	-	The development undertaken in its current format would have significant impact to neighboring properties. Visual impact to the South and severe light pollution (headlights) to properties opposite the access road on Colne Road.

17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	--	The nearest higher order Service centre (allowing for weekly family shop) is St.Ives (7km). BP Garage is 1.3km away for daily amenity. Access to both will be by car increasing local traffic flows
	Is the site within 1km of a GP surgery/ health centre?	+	--	No. There is a branch surgery for 1.5hrs/week in Bluntisham village hall. This surgery has no ability to absorb any more patients as per NHS statement Jan 18 against a general backdrop of under provision of GP services in the area.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	--	Earith Business park is approximately 2.8km away. As of 5 th Feb there were 3 vacancies. For employment opportunities people would have to travel to St.Ives ,Huntingdon and Cambridge increasing local traffic flows.

Constraints Analysis

Transport and safe highway access will be a particular constraint for this site given its location directly opposite St Helen's Primary School. Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Colne Road without impacting neighboring property amenity. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development, including the junction with East Street and those leading to the A1123.

The site is bounded by a mature hedgerows on the eastern frontage and mixed hedging and fencing to residential properties along the southern boundary. It is located on the northern edge of Bluntisham but impact on the wider landscape to the north and west is reduced by the landform which slopes down from these boundaries towards Colne Road. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimize landscape and flooding impact.

Due to the presence of mature trees and hedgerows on the site and ponds within the vicinity there are protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

It is understood that spare capacity currently exists at St Helen's Primary School. However, the potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.