

A review of the sustainability performance of Land at Fen Ditton

Objective	Vistry Commentary	Turley Scoring	Council SA Scoring
SA objective 1: To ensure that everyone has the opportunity to live in a decent, well-designed, sustainably constructed and affordable home.	The site will provide high quality housing in an attractive, landscape led masterplan. Dwellings could be provided within a cluster of smaller settlements connected by landscape and wild infrastructure.	+	+
SA objective 2a: To maintain and improve access to centres of services and facilities including health centres and education.	The site is less than 720m from Fen Ditton centre which contains a number of services and facilities for potential residents to access.	++	++
SA 2b – Access to Primary and Secondary Schools	Fen Ditton Community Primary is adjacent to the site with the masterplan to provide linkages to the school including potential landscaped areas for school and community interaction.	+	+?
SA objective 3a: To encourage social inclusion, strengthen community cohesion and advance equality between those who share a protected characteristic (Equality Act 2010) and those who do not	The site is almost exclusively greenfield and not brownfield therefore a neutral impact is recorded	0	0
SA Objective 3b – Alleviating poverty and social deprivation	The site is not within a 40% most deprived area according to the Index of Multiple Deprivation	0	0

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SA Objective 3c -	The vision for Fen Ditton is to provide a range of community uses including a new community centre.	+	0
SA objective 4a: To improve public health, safety and wellbeing and reduce health inequalities.	The site is within 720m of East Barnwell Health Centre and will provide attractive open space and play area within the landscape led masterplan.	++	++
SA objective 4b – the loss of sports facility and/ or open space	The site is greenfield however mostly arable and not high-quality open space with no active footpaths across the site. The landscape led masterplan will provide high quality recreational open space with walking and cycling at its heart. No sports facilities will be lost by the development.	0	-?
SA objective 5: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest	The site is not ecologically valuable and there are no designated sites or those with regional or local protection. Protecting and enhancing existing biodiversity (mainly existing hedgerows) will be a key feature of the masterplan.	0	-?
SA objective 6: To conserve and enhance the character and distinctiveness of Greater Cambridge’s landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place	As stated in these representations (see table 4.1) it is considered that the landscape impact from the site is much lower than estimated by the SA. The landscape led masterplan would sensitively integrate the site into the local character area and would ultimately have a negligible impact on the local landscape.	0	--?

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SA objective 7: To conserve and/or enhance the qualities, fabric, setting and accessibility of Greater Cambridge's historic environment	The historic environment of Fen Ditton is a key feature of its character and the proposals would seek to positively respond to these and enhance them. It is therefore considered any impacts on the historic environment can be appropriately mitigated.	0	-?
SA objective 8: To make efficient use of Greater Cambridge's land resources through the re-use of previously developed land and conserve its soils	The site is considered to have soils with a mix of Grade 1 – 2 agricultural land quality with surveys planned to confirm the mix and quality. There are no agricultural buildings or infrastructure on site and it is not surrounded by active farmland. It would therefore likely take considerable investment to make it productive.	--	--
SA objective 9: To conserve mineral resources in Greater Cambridge	The site is greater than 250m from a minerals allocation and so will have a neutral impact on this SA objective.	0	0
SA objective 10: To achieve sustainable water resource management and promote the quality of Greater Cambridge's waters	The site is not within a source protection zone and so a neutral impact on this SA objective is likely.	0	-?
SA objective 11: To adapt to climate change, including minimising flood risk	The HELAA confirms that the majority of site is wholly within Flood Zone 1.	0	-
SA objective 12a: To minimise Greater Cambridge's contribution to climate change	Cambridge North train station is less than 1.8km from the site and so scores a major positive score.	++	++?

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SA objective 12b- distance to services and facilities	The site is less than 720m from Fen Ditton centre which contains a number of services and facilities for potential residents to access.	+	-
SA objective 13: To limit air pollution in Greater Cambridge and ensure lasting improvements in air quality	The site is in a highly sustainable location which will provide access to sustainable modes of transportation for all residents. The risk to air quality is negligible.	+	-
SA objective 14: To facilitate a sustainable and growing economy	The site will not contain any employment land and so a neutral impact on this objective is appropriate.	0	0
SA objective 15: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in Greater Cambridge	The site is greater than 1.8km from an employment area however it is within 720m of potential employment options (local businesses, retail etc) and only 4km from the centre of Cambridge where there are extensive employment opportunities. A minor positive score is considered appropriate.	+	-