

Site Assessment Forms

Heath and Reach



Contents

ALP0663
NLP07412
NLP45721

DRAFT

Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP066
Site Name	Checkley Wood Garden Village
Site Address	New settlement North of Leighton Linlade
Settlement	Heath and Reach (Leighton Linlade)
Size	Submitted Developable Area: c.260 ha Submitted Whole Site Area: c.260 ha Measured GIS Area: 381.82 ha
Proposed Use	Mixed use – new settlement
Any other information	Proposed new settlement partly on existing and former quarry land. Would require a Minerals and Waste Assessment.

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 4,500 Number of proposed dwellings as per CBC methodology: 4,680 (based on whole site area of 260ha)
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Small area within FZ 2 and 3 and a series of disused mineral working pits which are now lakes but does not constitute 50% of the site
3	Is more than 50% of the site at risk from surface water flooding?	No	Checked on EA Flood Map – Flood Risk from Surface Water

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	EN Nine Arce Pit SSSI located within the site (18.4ha) Double Arches Pit SSSI (2.2ha) Kings' and Baker's Wood & Heath SSSI located adjacent and to the north of the site – not in the site. Battlesden House and Park located adjacent to the site to the east separated by A5. HERS 16491/5179/5079 located within or
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¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

			partially within the site – combined they do not represent 50% of site area. Within the Greensand Ridge NIA.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site is not within AONB
Does the site continue to next stage?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	N/A	Site area could provide for a self contained settlement. The site is not separated from Leighton Buzzard by major roads or other physical constraints however it is physically separate and does not form a logical extension. The land is not considered to be PDL in terms of the NPPF as previous mineral working has restoration conditions.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site could be considered to provide for a stand alone settlement – if a suitable buffer was maintained between it and the proposed urban extension and Heath and Reach. Whilst no illustrative masterplan has been provided, it is not currently attached to Leighton Buzzard and (subject to the creation of a buffer does not create coalescence between LB and an adjoining settlement as there is no settlement beyond.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ ?	A	Requirements and proposals The proposals include:
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² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

			<p>A bypass for Heath and Reach which would create an inner relief road from the Woburn Road north of Heath and Reach to Shenley Hill Road linking in with Eastern Leighton Linslade.</p> <p>Further proposal to link onto the A5 and to use the proposed A5/M1 link to create a functional link for this development through to Luton. However, no explanation of the upgrades that would be required to A5 to accommodate increased flows.</p> <p>New educational facilities - primary and secondary.</p> <p>A Narrow Gauge Railway link between Southern Leighton Linslade and Checkley Wood, along a restored track bed.</p>
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	The site is partially a mineral workings (est. < 50%).
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site is controlled by a sole landowner and they have expressed their intention to develop the site as a Garden Village
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	There are no legal issues that are raised which would delay or prevent development.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No the site has multiple consents for mineral extraction.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they may be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to be considered for allocation in the Plan.

Greenbelt

13	Is the site located within the Green Belt?	Yes	The site is wholly located in the Green Belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no	No	The site lies in close proximity to the permitted urban extension east of Leighton Linslade

	contribution? If yes, site progresses through to Stage 2.		
15a	<p>Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?</p> <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	Yes	The site is not directly adjacent to an existing settlement with service provision – but would be located in relatively close proximity to Leighton Buzzard. The distance to services would reduce if the urban extension is built out. The promoted site suggests large garden village scale development providing services in its own right.
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁵	No	Site is not supported by a Neighbourhood Plan
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land

16	<p>Is the site Previously Developed Land in accordance with the NPPF definition?</p> <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	The site would not be classified as PDL as the mineral workings have restoration conditions applied and therefore the land does not meet the exception criteria.
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Community

17	<p>Neighbourhood Planning (only applicable in designated areas)</p> <p>Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p>	No	Part of the development area falls within Hockliffe CP and a Neighbourhood Plan designated area was approved in March 2015
18	<p>Community Consultation</p> <p>Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.</p>	No	No consultation has previously been undertaken for this site
19	<p>Sustainability of Settlement</p> <p>Would this proposal impact on the sustainability of</p>	No	Proposed development takes place on 100% greenfield site and

⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	the settlement through the loss of services and facilities (for example, employment, retail, public house etc)		therefore no loss of services or facilities
Cumulative Impact			
20	<p>Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i></p>	A	<p>Strategic site but – Details: Heath and Reach Number of houses in 2006: 610 Number of houses in 2016: 645 Percentage Growth: 5.74% Hockliffe Number of houses in 2006: 347 Number of houses in 2016: 448 Percentage Growth: 29.11% Total Percentage Growth: 14.21%</p>
21	<p>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i></p>	G	<p>Strategic Site but - Details Heath and Reach Number of houses in 2016: 645 Number of outstanding completions 2016: 6 Percentage Growth: 0.93% Hockliffe Number of houses in 2016: 448 Number of outstanding completions 2016: 17 Percentage Growth: 3.79% Total Percentage Growth: 2.10%</p>
Physical Constraints			
22	<p>Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.</p>	A	The location of operational quarries and potential economic mineral reserves may sterilise a large portion of the site.
Relationship to Settlement			
23	<p>Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?</p>	G	Strategic site – The settlement is large enough to be considered as a standalone settlement
Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	G	Any relevant additional detail – Over 50% of the site is classified as non-agricultural land. The remainder is Grade 3 Agricultural Land

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.

Transport and Access to Services

25	<p>Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	Does the settlement have a Primary/Lower school?	G	As a strategic site at the scale of

	<ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 		growth proposed it would need to provide for its own needs and this is offered by the promoter
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	G	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	G	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter.
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	G	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter
28	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Nearest train station is over 1,200m away
29	Is the site accessible from the existing road network?	G	It would be made accessible, is adjacent to A5
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Would require new school sites across all phases (around 9 forms of entry).
31	If not, has a commitment been made to address this?	A	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new

			development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	R	Level 2 assessment required
Environmental Health			
34	<p>Contamination Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting Comments
35	<p>Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	R/A/G	Awaiting Comments
Environmental Constraints			
36	<p>Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	R	<p>Relatively open landscape character, strong visual relationship with more elevated highly valued historic estates landscape to the east, associated with Woburn, Battlesden and Potsgrove. Strong concerns re. visual impact on historic landscape and important recreation access and amenity. Landscape character primarily open, rolling, arable farmland, aggregate sites interspersed, with limited woodland cover ; mitigation of any development and in keeping with local landscape / planting character can not be assured.</p>
37	<p>Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	R	<p>This site comprises active quarries; former quarries and some areas of land that have not been subjected to aggregate extraction. It lies within a multi-period archaeological landscape, and contains a number of known archaeological sites (as recorded on the CBC Historic Environment Record). These sites include the Overend Green</p>

			medieval settlement and associated ridge and furrow cultivation, which survive as well preserved earthworks. This settlement has already been affected by historic quarrying and further destruction would be unacceptable and contrary to paras 126 and 135 of the NPPF. The Archaeology Team would strongly object to the allocation of this site.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	Area too large, mineral sites essential for NIA ecological and geological interest / benefit.
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/R	Within GSR NIA, includes and is adjacent to several SSSIs. Development would need to buffer and enhance SSSIs, and deliver overall net habitat connectivity benefits. Various extraction areas that will have restoration plans – would need to take this into account when demonstrating net benefit over and above agreed plans for the area. Extensive GI network with a habitat connectivity and enhancement focus would be required.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	In MSA and contains a number of operational quarries, within strategic mineral site. The mineral workings are ongoing and a minerals reserves assessment would be required in order to determine whether the site could be sterilised. This assessment will be required as a further part of the site assessment in respect of housing. There has to be doubts as to the certainty of delivery within the early timescales in the plan period given that the mineral sites need to be worked out, restored and potentially remediated.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Double Arches Quarry exists within the site, alongside application: CB/10/03034 – Erection of a wind turbine within the Double Arches Quarry site.
Gypsy and Traveller Provision			
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site would have on the visual relationship with surrounding villages and historic estates, the topography is also very rolling and higher views will affect the wider setting of the site. Furthermore the site contains a number of mineral working areas that are essential for ecological benefits to the area; this includes a number of SSSIs. Plus past quarry uses has already damaged important archaeological sites within the site area and further damage is unacceptable.

DRAFT

Site Assessment Framework for HOUSING⁶

Site details	
Reference Number	NLP074
Site Name	Checkley Wood Garden Village
Site Address	New settlement North of Leighton Linlade
Settlement	Heath and Reach (Leighton Linlade)
Size	Submitted Developable Area: c.260 ha Submitted Whole Site Area: c.260 ha Measured GIS Area:364.89ha
Proposed Use	Mixed use – new settlement
Any other information	Proposed new settlement partly on existing and former quarry land. Would require a Minerals and Waste Assessment.

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Small area within FZ 2 and 3 and a series of disused mineral working pits which are now lakes but does not constitute 50% of the site
3	Is more than 50% of the site at risk from surface water flooding?	No	Checked on EA Flood Map – Flood Risk from Surface Water

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	EN Nine Arce Pit SSSI located within the site (18.4ha) Double Arches Pit SSSI (2.2ha) Kings' and Baker's Wood & Heath SSSI located adjacent and to the north of the site – not in the site. Battlesden House and Park located adjacent to the site to the east separated by A5. HERS 16491/5179/5079 located within or
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			partially within the site – combined they do not represent 50% of site area. Within the Greensand Ridge NIA.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site is not within AONB
Does the site continue to next stage?			Yes

STAGE 1B ASSESSMENT

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Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	N/A	Site area could provide for a self contained settlement. The site is not separated from Leighton Buzzard by major roads or other physical constraints however it is physically separate and does not form a logical extension. The land is not considered to be PDL in terms of the NPPF as previous mineral working has restoration conditions.
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Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

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Critical Infrastructure

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			<p>A bypass for Heath and Reach which would create an inner relief road from the Woburn Road north of Heath and Reach to Shenley Hill Road linking in with Eastern Leighton Linlade.</p> <p>Further proposal to link onto the A5 and to use the proposed A5/M1 link to create a functional link for this development through to Luton. However, no explanation of the upgrades that would be required to A5 to accommodate increased flows.</p> <p>New educational facilities - primary and secondary.</p> <p>A Narrow Gauge Railway link between Southern Leighton Linlade and Checkley Wood, along a restored track bed.</p>
Does the site continue to next stage?			Yes

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12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No the site has multiple consents for mineral extraction.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they may be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan.

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14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no	No	The site lies in close proximity to the permitted urban extension east of Leighton Linlade

	contribution? If yes, site progresses through to Stage 2.		
15a	<p>Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?</p> <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	Yes	The site is not directly adjacent to an existing settlement with service provision – but would be located in relatively close proximity to Leighton Buzzard. The distance to services would reduce if the urban extension is built out. The promoted site suggests large garden village scale development providing services in its own right.
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁰	No	Site is not supported by a Neighbourhood Plan
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land

16	<p>Is the site Previously Developed Land in accordance with the NPPF definition?</p> <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	The site would not be classified as PDL as the mineral workings have restoration conditions applied and therefore the land does not meet the exception criteria.
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Community

17	<p>Neighbourhood Planning (only applicable in designated areas)</p> <p>Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p>	No	Part of the development area falls within Hockliffe CP and a Neighbourhood Plan designated area was approved in March 2015
18	<p>Community Consultation</p> <p>Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.</p>	No	No consultation has previously been undertaken for this site
19	<p>Sustainability of Settlement</p> <p>Would this proposal impact on the sustainability of</p>	No	Proposed development takes place on 100% greenfield site and

¹⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	the settlement through the loss of services and facilities (for example, employment, retail, public house etc)		therefore no loss of services or facilities
Cumulative Impact			
20	<p>Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i></p>	A	<p>Strategic site but – Details: Heath and Reach Number of houses in 2006: 610 Number of houses in 2016: 645 Percentage Growth: 5.74% Hockliffe Number of houses in 2006: 347 Number of houses in 2016: 448 Percentage Growth: 29.11% Total Percentage Growth: 14.21%</p>
21	<p>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i></p>	G	<p>Strategic Site but - Details Heath and Reach Number of houses in 2016: 645 Number of outstanding completions 2016: 6 Percentage Growth: 0.93% Hockliffe Number of houses in 2016: 448 Number of outstanding completions 2016: 17 Percentage Growth: 3.79% Total Percentage Growth: 2.10%</p>
Physical Constraints			
22	<p>Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.</p>	A	The location of operational quarries and potential economic mineral reserves may sterilise a large portion of the site.
Relationship to Settlement			
23	<p>Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?</p>	G	Strategic site – The settlement is large enough to be considered as a standalone settlement
Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	G	Any relevant additional detail – Over 50% of the site is classified as non-agricultural land. The remainder is Grade 3 Agricultural Land

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.

Transport and Access to Services

25	<p>Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	Does the settlement have a Primary/Lower school?	G	As a strategic site at the scale of

	<ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 		growth proposed it would need to provide for its own needs and this is offered by the promoter
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	G	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	G	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter.
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	G	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter
28	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Nearest train station is over 1,200m away
29	Is the site accessible from the existing road network?	G	It would be made accessible, is adjacent to A5
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Would require new school sites across all phases (around 9 forms of entry).
31	If not, has a commitment been made to address this?	A	As a strategic site at the scale of growth proposed it would need to provide for its own needs and this is offered by the promoter
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new

			development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	R	Level 2 assessment required
Environmental Health			
34	<p>Contamination Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting Comments
35	<p>Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	R/A/G	Awaiting Comments
Environmental Constraints			
36	<p>Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	R	<p>Relatively open landscape character, strong visual relationship with more elevated highly valued historic estates landscape to the east, associated with Woburn, Battlesden and Potsgrove. Strong concerns re. visual impact on historic landscape and important recreation access and amenity. Landscape character primarily open, rolling, arable farmland, aggregate sites interspersed, with limited woodland cover ; mitigation of any development and in keeping with local landscape / planting character can not be assured.</p>
37	<p>Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	R	<p>This site comprises active quarries; former quarries and some areas of land that have not been subjected to aggregate extraction. It lies within a multi-period archaeological landscape, and contains a number of known archaeological sites (as recorded on the CBC Historic Environment Record). These sites include the Overend Green</p>

			medieval settlement and associated ridge and furrow cultivation, which survive as well preserved earthworks. This settlement has already been affected by historic quarrying and further destruction would be unacceptable and contrary to paras 126 and 135 of the NPPF. The Archaeology Team would strongly object to the allocation of this site.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	Area too large, mineral sites essential for NIA ecological and geological interest / benefit.
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/R	Within GSR NIA, includes and is adjacent to several SSSIs. Development would need to buffer and enhance SSSIs, and deliver overall net habitat connectivity benefits. Various extraction areas that will have restoration plans – would need to take this into account when demonstrating net benefit over and above agreed plans for the area. Extensive GI network with a habitat connectivity and enhancement focus would be required.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	In MSA and contains a number of operational quarries, within strategic mineral site. The mineral workings are ongoing and a minerals reserves assessment would be required in order to determine whether the site could be sterilised. This assessment will be required as a further part of the site assessment in respect of housing. There has to be doubts as to the certainty of delivery within the early timescales in the plan period given that the mineral sites need to be worked out, restored and potentially remediated.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Double Arches Quarry exists within the site, alongside application: CB/10/03034 – Erection of a wind turbine within the Double Arches Quarry site.
Gypsy and Traveller Provision			
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site would have on the visual relationship with surrounding villages and historic estates, the topography is also very rolling and higher views will affect the wider setting of the site. Furthermore the site contains a number of mineral working areas that are essential for ecological benefits to the area; this includes a number of SSSIs. Plus past quarry uses has already damaged important archaeological sites within the site area and further damage is unacceptable.

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Site Assessment Framework for HOUSING¹¹

Site details	
Reference Number	NLP457
Site Name	North Trees
Site Address	North Trees, North of Leighton Linlade
Settlement	Heath and Reach
Size	Submitted Developable Area: 4ha Submitted Whole Site Area: 43ha Measured GIS Area: 44.98ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			100
			Number of proposed dwellings as per CBC methodology:
			72

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

¹¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is located to the north of Leighton Linlade, more specifically the East of Leighton Linlade extension. The proposed development does not form a logical extension to Leighton Linlade as it is separated from the settlement by Shenley Hill Road.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	R	Coalescence between Leighton Linlade and Heath and Reach.
Does the site continue to next stage?			No

¹² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

A large green circle containing the text 'Central Bedfordshire'.

Central Bedfordshire

A great place to live and work

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