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Site Assessment Forms

Heath and Reach



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Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP066
Site Name	Checkley Wood Garden Village
Site Address	New settlement
	North of Leighton Linslade
Settlement	Heath and Reach (Leighton Linslade)
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	Proposed new settlement partly on existing and former quarry land. Would require a
information	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.

	GE 1A ASSESSMENT		
This s	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity		
7	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 • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	Νο	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)
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential 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
Natio	nally significant designations (All sites which reach S	stage 2 b	e 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

¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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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	No	Site is not within AONB
	of Outstanding Natural Beauty?		
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.

Relati	ionship 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?	I	Yes

STAG	SE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not able	e to meet	their critical infrastructure needs ³ .
Critic	al Infrastructure		
8	Can the site meet the critical infrastructure	А	Requirements and proposals
	requirements that will enable delivery ⁴ ?		The proposals include:

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)

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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.

Does the site continue to next stage?	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. 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. New educational facilities - primary and secondary. A Narrow Gauge Railway link between Southern Leighton Linslade and Checkley Wood, along a restored track bed. Yes
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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.

Availa	ability		
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 <u>may</u> 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.

Greenbelt13Is the site located within the Green Belt?YesThe site is wholly located in the Green Belt14If 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 BeltNoThe site lies in close proximity to the permitted urban extension east of Leighton LinsladeStudy as making only a relatively weak, weak, or noVesThe site lies in close proximity to the permitted urban extension east of Leighton Linslade

	contribution? If yes, site progresses through to Stage		
45	2.		
15a	 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? 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 assess (junction) to the strategic road network (A road or motorway) 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.* 	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.

Previ	ously Developed Land		
16	Is the site Previously Developed Land in accordance with the NPPF definition? • 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.
Com	munity		
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Part of the development area falls within Hockliffe CP and a Neighbourhood Plan designated area was approved in March 2015
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation has previously been undertaken for this site
19	Sustainability of Settlement Would this proposal impact on the sustainability of	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.

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	the settlement through the loss of services and		therefore no loss of services or
	facilities (for example, employment, retail, public		facilities
	house etc)		lacinities
Cum	ulative Impact		
20	Considering housing completions over the past 10	A	Strategic site but – Details:
20	years, what has been the level of housing growth in	~	Heath and Reach
	the parish?		Number of houses in 2006: 610
	Less than 5% growth (G)		Number of houses in 2006: 645
	 5% to 20% growth (A) 		Percentage Growth: 5.74%
	 More than 20% growth (R) 		Hockliffe
	This is calculated by working out the total number of		Number of houses in 2006: 347
	completions over the last ten years as a percentage		Number of houses in 2016: 448
	of the dwellings in April 2006 (as calculated using		Percentage Growth: 29.11%
	census and completions data).		Total Percentage Growth: 14.21%
21	What level of housing growth would there be if all the	G	Strategic Site but - Details
	outstanding permissions (as of April 2016) were to	J	Heath and Reach
	be completed?		Number of houses in 2016: 645
	Less than 5% growth (G)		Number of outstanding completions
	• 5% to 20% growth (A)		2016: 6
	 More than 20% growth (R) 		Percentage Growth: 0.93%
	This is calculated by working out the total number of		Hockliffe
	outstanding permissions as of April 1st 2016 as		Number of houses in 2016: 448
	percentage of the total number of dwellings in April		Number of outstanding completions
	2016 (as calculated using census and completions		2016: 17
	data).		Percentage Growth: 3.79%
			Total Percentage Growth: 2.10%
Phys	cical Constraints		
22	Are there any physical constraints or permanent	А	The location of operational quarries
	features that affect the site's developability?		and potential economic mineral
	For example pylons, gas works, sewage treatment		reserves may sterilise a large
	works, topography or wind turbines.		portion of the site.
	tionship to Settlement	1	
23	Would development of the site be complementary to	G	Strategic site – The settlement is
	the existing settlement pattern, and would it have an		large enough to be considered as a
	adverse impact on any historic, unique or distinctive		standalone settlement
	characteristics of the settlement's built or natural		
	form?		
	cultural Land Quality		
24	Would the development impact on high quality	G	Any relevant additional detail –
	agricultural land?		Over 50% of the site is classified as
	• 50% or more in non-agricultural land (G)		non-agricultural land. The
	• 50% of more in Grade 3b, 4 or 5 (A)		remainder is Grade 3 Agricultural
	 50% or more in Grade 1, 2 or 3a (R) 		Land

STAC	GE 2 ASSESSMENT
This s	stage further assesses the site's suitability using comments from technical specialists. A red rating for
any q	uestion does not mean that the site will be automatically excluded at this stage as the ratings across
Stage	e 2B will be looked at as a whole using planning balance.
Trans	sport and Access to Services
25	Facilities and services
	Question 26 considers the suitability and sustainability of the site for housing. It links to the
	Council's Settlement Hierarchy Audit.
	Issues relating to capacity are assessed separately
25a	Does the settlement have a Primary/Lower school? G As a strategic site at the scale of

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	 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	 Does the settlement have a Middle school (if applicable)? 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	 Does the settlement have a Secondary/ Upper school? 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	 Does the settlement have a GPs surgery or medical centre? 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	 What retail provision does the settlement offer? 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	 Distance to bus stops with a frequent service (at least hourly at peak times): 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	Distance to nearest train station: • 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
	ol 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
	r Utilities (Gas, Electricity and Broadband Infrastruc	· · · · · · · · · · · · · · · · · · ·	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.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to	Ŕ	Level 2 assessment required
	site allocations, in regards to flood risk?		
	No assessment required (G)		
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
	onmental Health		
34	Contamination	R/A/G	Awaiting Comments
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting Comments
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
Envir	noise and smell)		
26	Landscape character	R	Relatively open landscape
50	What would the impacts of development be on the		Relatively open landscape character, strong visual relationship
	landscape character or setting of the area or any		with more elevated highly valued
	designated landscapes? Would there be any direct		historic estates landscape to the
	or indirect harm to the Area of Outstanding Natural		east, associated with Woburn,
	Beauty or the Nature Improvement Area?		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.
37	Heritage/ Archaeology	R	This site comprises active quarries;
	What would the impacts of development be on any		former quarries and some areas of
	heritage assets and their setting?		land that have not been subjected
	Are there any opportunities for enhancement of		to aggregate extraction. It lies
	these assets?		within a multi-period archaeological
			landscape, and contains a number
			of known archaeological sites (as recorded on the CBC Historic
			Environment Records i pece citer
			Environment Record). These sites include the Overend Green

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38 Ecological Assets R 38 Ecological Assets R 39 Open space/lesure and Gl assets Are there any opportunities for their enhancement? 39 Open space/lesure and Gl assets Are there any opportunities for their enhancement? 39 Open space/lesure and Gl assets Are there any opportunities for their enhancement? 39 Open space/lesure and Gl assets Are there any opportunities for their enhancement? 39 Open space/lesure and Gl assets and any ? Is there capacity to provide the required levels of open space. Are there any optomities for their enhancement? 39 Open space/lesure and Gl assets and any ? Is there capacity to provide the required levels of open space. Are there any optomities of their enhancement? 40 What would the impacts of development be on space and green infrastructure? R In MSA and contains a number of operational green and above agreed plans for the area. Extensive GI assets and waste sites, including mineral safeguarded minerals and waste sites, including mineral safeguarding sites? R 40 What would the impacts of development be on space and approximation plans - would need to take this inthe account when demonstrating net would need to take this inthe other and above agreed plans for the area. Extensive GI assets and waste sites, including mineral stafeguarding sites? 40 What would the impacts of development be on advit				medieval settlement and
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Bill Preserved earthworks. This settlement has already been affected by historic quarrying and further destruction would be unacceptable and contrary to parts 126 and 135 of the NPPF. The Archaeology Team would strongly object to the allocation of this site. 38 Ecological Assets R 39 Open space/lesure and Gl assets and are there any opportunities for their enhancement? A/R 39 Open space/lesure and Gl assets A/R Are there any poptrunities for their enhancement? A/R 39 Open space/lesure and Gl 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? 40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? 40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? 41 What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) 41 What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) 52 Open that the mineral sites including mineral safe planning history? (For example planning applications and submissions to previous Allocations Plans)				
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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 Gypsy and Traveller Provision				-
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 Gypsy and Traveller Provision				and potentially remediated.
planning applications and submissions to previous the site, alongside application: Allocations Plans) CB/10/03034 – Erection of a wind turbine within the Double Arches Gypsy and Traveller Provision Quarry site.				
Allocations Plans) CB/10/03034 – Erection of a wind turbine within the Double Arches Quarry site. Gypsy and Traveller Provision CB/10/03034 – Erection of a wind turbine within the Double Arches Quarry site.	41			-
Gypsy and Traveller Provision turbine within the Double Arches Quarry site.				
Gypsy and Traveller Provision Quarry site.				CB/10/03034 – Erection of a wind
Gypsy and Traveller Provision		Allocations Plans)		
		Allocations Plans)		
Does the site continue to next stage? No		Allocations Plans)		turbine within the Double Arches
	Gyps			turbine within the Double Arches
STAGE 2 ASSESSMENT CONCLUSION		y and Traveller Provision		turbine within the Double Arches Quarry site.

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.

Site Assessment Framework for HOUSING⁶

Site details	
Reference Number	NLP074
Site Name	Checkley Wood Garden Village
Site Address	New settlement
	North of Leighton Linslade
Settlement	Heath and Reach (Leighton Linslade)
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	Proposed new settlement partly on existing and former quarry land. Would require a
information	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.				
Provi	sional 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 • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	Νο	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)		
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential 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		
Natio	nally significant designations (All sites which reach S	tage 2 b	e 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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⁶ 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	No	Site is not within AONB
	of Outstanding Natural Beauty?		
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 more⁷.

Relat	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 s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁸ .				
Critic	Critical Infrastructure				
8	8 Can the site meet the critical infrastructure A Requirements and proposals				
	requirements that will enable delivery ⁹ ?		The proposals include:		

⁷ 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)

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⁸ 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.

⁹ 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.

Does the site continue to next stage?	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. 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. New educational facilities - primary and secondary. A Narrow Gauge Railway link between Southern Leighton Linslade and Checkley Wood, along a restored track bed. Yes
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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.

Availa	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 <u>may</u> 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.

Greenbelt13Is the site located within the Green Belt?YesThe site is wholly located in the Green Belt14If 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 BeltNoThe site lies in close proximity to the permitted urban extension east of Leighton LinsladeStudy as making only a relatively weak, weak, or noVesThe site lies in close proximity to the permitted urban extension east of Leighton Linslade

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	a sentul haution Olifa and alter and an and a sentul haution of the sentul haution of th		
	contribution? If yes, site progresses through to Stage		
	2.		
15a	 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? 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 assess (junction) to the strategic road network (A road or motorway) 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.* 	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.

Previ	iously Developed Land		
16	Is the site Previously Developed Land in accordance with the NPPF definition? • 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.
Com	munity		
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Part of the development area falls within Hockliffe CP and a Neighbourhood Plan designated area was approved in March 2015
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation has previously been undertaken for this site
19	Sustainability of Settlement Would this proposal impact on the sustainability of	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.

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	the settlement through the loss of services and		therefore no loss of services or
	facilities (for example, employment, retail, public		facilities
	house etc)		
Cum	ulative Impact	1	<u> </u>
20	Considering housing completions over the past 10	А	Strategic site but – Details:
	years, what has been the level of housing growth in		Heath and Reach
	the parish?		Number of houses in 2006: 610
	 Less than 5% growth (G) 		Number of houses in 2016: 645
	• 5% to 20% growth (A)		Percentage Growth: 5.74%
	More than 20% growth (R)		Hockliffe
	This is calculated by working out the total number of		Number of houses in 2006: 347
	completions over the last ten years as a percentage		Number of houses in 2016: 448
	of the dwellings in April 2006 (as calculated using		Percentage Growth: 29.11%
	census and completions data).		Total Percentage Growth: 14.21%
21	What level of housing growth would there be if all the	G	Strategic Site but - Details
	outstanding permissions (as of April 2016) were to		Heath and Reach
	be completed?		Number of houses in 2016: 645
	Less than 5% growth (G)		Number of outstanding completions
	• 5% to 20% growth (A)		2016: 6
	More than 20% growth (R)		Percentage Growth: 0.93%
	This is calculated by working out the total number of		Hockliffe
	outstanding permissions as of April 1st 2016 as		Number of houses in 2016: 448
	percentage of the total number of dwellings in April		Number of outstanding completions
	2016 (as calculated using census and completions		2016: 17
	data).		Percentage Growth: 3.79%
			Total Percentage Growth: 2.10%
	ical Constraints		
22	Are there any physical constraints or permanent	A	The location of operational quarries
	features that affect the site's developability?		and potential economic mineral
	For example pylons, gas works, sewage treatment		reserves may sterilise a large
Delet	works, topography or wind turbines.		portion of the site.
23	ionship to Settlement	G	Stratogia sita The settlement is
23	Would development of the site be complementary to	G	Strategic site – The settlement is
	the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive		large enough to be considered as a standalone settlement
	characteristics of the settlement's built or natural		Standalone Settlement
	form?		
Agric	cultural Land Quality		
24	Would the development impact on high quality	G	Any relevant additional detail –
	agricultural land?	-	Over 50% of the site is classified as
	• 50% or more in non-agricultural land (G)		non-agricultural land. The
	 50% of more in Grade 3b, 4 or 5 (A) 		remainder is Grade 3 Agricultural
	 50% or more in Grade 1, 2 or 3a (R) 		Land

STAC	GE 2 ASSESSMENT		
This s	This stage further assesses the site's suitability using comments from technical specialists. A red rating for		
any q	uestion 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.		
Trans	Transport and Access to Services		
25	Facilities and services		
	Question 26 considers the suitability and sustainability of the site for housing. It links to the		
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? G As a strategic site at the scale of		

		1	
	• Yes, in the settlement (G)		growth proposed it would need to
	• Yes, proposed as part of the development (G)		provide for its own needs and this is offered by the promoter
	 No, but an adjoining settlement does (A) Not in the settlement or an adjoining 		
	settlement (R)		
25b	Does the settlement have a Middle school (if	G	As a strategic site at the scale of
	applicable)?		growth proposed it would need to
	Yes, in the settlement (G)		provide for its own needs and this
	• Yes, proposed as part of the development (G)		is offered by the promoter
	 No, but an adjoining settlement does (A) 		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	G	As a strategic site at the scale of
	school?		growth proposed it would need to
	• Yes, in the settlement (G)		provide for its own needs and this is offered by the promoter
	 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) 		is offered by the promoter
	 Other catchment school available (A) 		
25d	Does the settlement have a GPs surgery or medical	G	As a strategic site at the scale of
_00	centre?	C	growth proposed it would need to
	Yes, in the settlement (G)		provide for its own needs and this
	• Yes, proposed as part of the development (G)		is offered by the promoter
	No, but an adjoining settlement does (A)		
	 Not in the settlement or an adjoining 		
	settlement (R)		
26	What retail provision does the settlement offer?	А	As a strategic site at the scale of
	Town Centre/ Supermarket (G)		growth proposed it would need to
	Convenience Store / Post Office / Newsagent		provide for its own needs and this is offered by the promoter.
	(A) • None (R)		is offered by the promoter.
27	Distance to bus stops with a frequent service (at	G	As a strategic site at the scale of
	least hourly at peak times):	-	growth proposed it would need to
	 Less than 400m (G) 		provide for its own needs and this
	• 400m-800m (A)		is offered by the promoter
	• Over 800m (R)		
	 OR submission form stated that improved 		
	public transport facilities could be provided as		
00	part of the development (G)	D	Negroet train station is such 4 000m
28	 Distance to nearest train station: Less than 800m (G) 	R	Nearest train station is over 1,200m away
	 B00m-1200m (A) 		away
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	It would be made accessible, is
		-	adjacent to A5
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	А	Would require new school sites
			across all phases (around 9 forms
04		•	of entry).
31	If not, has a commitment been made to address	А	As a strategic site at the scale of
	this?		growth proposed it would need to provide for its own needs and this
			is offered by the promoter
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		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	
33 What is the conclusion of the sequentia	pproach to R Level 2 assessment required
site allocations, in regards to flood risk?	
 No assessment required (G) 	
Consider Further Assessment (
Further Assessment Required (
Environmental Health	
34 Contamination	R/A/G Awaiting Comments
Are there any contamination constraint	
will there be any remediation required? 35 Adjoining uses	R/A/G Awaiting Comments
35 Adjoining uses Would any adjoining uses have the pot	5
cause conflict with the proposed use? (
noise and smell)	
Environmental Constraints	
36 Landscape character	R Relatively open landscape
What would the impacts of developmen	be on the character, strong visual relationship
landscape character or setting of the ar	
designated landscapes? Would there b	
or indirect harm to the Area of Outstand	
Beauty or the Nature Improvement Are	
	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.
37 Heritage/ Archaeology	R This site comprises active quarries;
What would the impacts of developmer	
heritage assets and their setting?	land that have not been subjected
Are there any opportunities for enhance	
	within a multi-period archaeological
these assets?	
these assets?	landscape, and contains a number
these assets?	of known archaeological sites (as
these assets?	of known archaeological sites (as recorded on the CBC Historic
these assets?	of known archaeological sites (as

[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 NPPE. The Archaeology Team
			would strongly object to the
			allocation of this site.
38	Ecological Assets	R	Area too large, mineral sites
	What would the impacts of development be on any		essential for NIA ecological and
	biological, geological or ecological assets and are		geological interest / benefit.
	there any opportunities for their enhancement?		geological interest / berioni
39	Open space/leisure and GI assets	A/R	Within GSR NIA, includes and is
	Are there any potential conflicts with open space,		adjacent to several SSSIs.
	leisure designations or Rights of Way? Is there		Development would need to buffer
	capacity to provide the required levels of open space		and enhance SSSIs, and deliver
	and green infrastructure?		overall net habitat connectivity
	5		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.
	als and Waste		
40	What would the impacts of development be on	R	In MSA and contains a number of
	safeguarded minerals and waste sites, including		operational quarries, within
	mineral safeguarding sites?		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.
Plann	ning History	I	
41	What is the sites planning history? (For example		Double Arches Quarry exists within
	planning applications and submissions to previous		the site, alongside application:
	Allocations Plans)		CB/10/03034 – Erection of a wind
			turbine within the Double Arches
			Quarry site.
Gyps	y and Traveller Provision		
	the site continue to next stage?		No
	E 2 ASSESSMENT CONCLUSION		

STAGE 2 ASSESSMENT CONCLUSION

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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.

Site Assessment Framework for HOUSING¹¹

Site details				
Reference Number	NLP457			
Site Name	North Trees			
Site Address	North Trees, North of Leighton Linslade			
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.				
Provi	sional 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 • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	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 th	ne Seque	ntial 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		
Natio	nally significant designations (All sites which reach S	tage 2 b	e 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	Does the site continue to next stage? Yes				

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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 more ¹² . 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 Linslade, more specifically the East of Leighton Linslade extension. The proposed development does not form a logical extension to Leighton Linslade 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 Linslade and Heath and Reach.	
Does the site continue to next stage? No				

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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)

Central Bedfordshire

A great place to live and work