

Site Assessment Forms

Hulcote and Salford



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DRAFT

Site Assessment Framework for HOUSING¹

Site details	
Reference Number	NLP015
Site Name	Rook Tree Business Park
Site Address	Rook Tree Business Park, Salford
Settlement	Hulcote and Salford
Size	Submitted Developable Area: 1.28ha Submitted Whole Site Area: 1.28ha Measured GIS Area: 1.21ha
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: 15 Number of proposed dwellings as per CBC methodology: 29
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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	The site is not located within Floodzone 2 or 3. The southern part of the site is located in the flood zone.
3	Is more than 50% of the site at risk from surface water flooding?	No	The site is 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	There are no nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not within the AONB.
Does the site continue to next stage?			Yes

¹ 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 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?	R	The site is located in the countryside away from the settlement of Hulcote. Whilst the land is previously developed land it is considered that this site would not be a logical site for residential development.
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	No coalescence.
Does the site continue to next stage?			No

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)

Site Assessment Framework for HOUSING³

Site details	
Reference Number	NLP190
Site Name	East of M1
Site Address	Land East of M1 and adjacent to Salford
Settlement	Hulcote and Salford
Size	Submitted Developable Area: 700ha Submitted Whole Site Area: 700ha Measured GIS Area: 708.92 ha
Proposed Use	Two Garden Communities each of about 5,000 homes and with supporting infrastructure, including schools, health, shops, community facilities etc. They can be developed separately and independently but will be connected.
Any other information	Submission of site made to MK: Plan Strategic Directions for Growth.

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: 10,000 Number of proposed dwellings as per CBC methodology: 13,060
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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	Less than 50% of site located in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Less than 50% of site 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	There are no nationally significant designations on site. The Boughton Grounds Community Woodlands Nature Reserve is located to the west of the site and there are remnants of ancient woodland at Salford Wood. The area is also a part of the wider Marston Vale Community Forest.
5	Is more than 50% of the site located within the Area	No	Site not within AONB

³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	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 more⁴.

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?	G	The site is considered to be of sufficient scale to be a standalone settlement. However, the site is separated from MK by the M1 to which it would look to for higher level services and employment.
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.	A	The site is considered to be large enough to be self contained, however, it is proposed for the development to form an extension to Milton Keynes, sprawling to the east of the M1, causing coalescence between MK and Salford. A portion of the site with could be considered.
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 needs⁵.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁶ ?	A	Transport access and services and facilities to support a new community (i.e. education, health, local retail, jobs etc) A development of this scale should be able to fund the required community infrastructure that is generated by the level of housing proposed. However, it is not clear what level of further transport infrastructure improvements might be required to support the development. Recent and planned improvements to the A421 and
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⁴ 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)

⁵ 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.

⁶ 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.

			Junction 13 M1 along with proposals for East-West rail at some point in the future will provide additional capacity. However, it is not currently demonstrated what further infrastructure may be required.
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 considered to be greenfield/agricultural with areas of minerals workings. The cessation of the minerals working and restoration of land may delay the delivery of development.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land is controlled by a consortium of landowners who have expressed an intention to develop the site.
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 not evident legal or ownership issues that could 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 planning permission for the proposed use.
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?	No	Site not 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 contribution? If yes, site progresses through to Stage 2.	N/A	
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? <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, 	N/A	

	<p>library (use settlement audit)</p> <ul style="list-style-type: none"> • 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>		
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. ⁷	N/A	
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 is considered 100% greenfield. The mineral workings would not form previously developed land as restoration conditions would apply.
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Community

17	<p>Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p>	No	Hulcote and Salford Parish no Neighbourhood Plan.
18	<p>Community Consultation 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 known community consultation
19	<p>Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)</p>	No	There would be no loss of services or facilities due to the development of this site

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) 	A	<p>Details Hulcote and Salford Number of houses in 2006: 83 Number of houses in 2016: 89 Percentage Growth: 7.23%</p>
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⁷ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<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>		
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>Details Hulcote and Salford Number of houses in 2016: 89 Number of outstanding completions in 2016: 1 Percentage Growth: 1.12%</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	Large area used for mineral extraction.
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>	A	The site is capable of being 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% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	R	Any relevant additional detail – Approximately 75% of the site is Grade 3 agricultural land and the remainder is Grade 2

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	<p>Does the settlement have a Primary/Lower 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) • Not in the settlement or an adjoining settlement (R) 	G	No capacity to manage a development of this size. However two primary schools are proposed as part of the proposed development if the site is fully developed..
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) 	N/A	

25c	Does the settlement have a Secondary/ Upper school? <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	Brooklands Academy is a new Secondary School within the new Brooklands Development within MK. However it is considered that this new school does not have sufficient capacity for both the need arising from the Brooklands Development and a major new settlement on this site. If the site is fully developed new secondary schools would be required to be provided as part of the proposed development.
25d	Does the settlement have a GPs surgery or medical centre? <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	Hulcote and Salford do not have a GP surgery, whereby the nearest GP or medical centre within Central Bedfordshire is Cranfield. It is considered that a new GP surgery would be required by a development of this scale.
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	G	The development proposes retail to serve the new settlement, which would likely include a new local supermarket and small retail premises.
27	Distance to bus stops with a frequent service (at least hourly at peak times): <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	The proposed development would include improved public transport services.
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m to train station.
29	Is the site accessible from the existing road network?	G	The site can be accessed from a number of public highways, however there is no direct access to the strategic highway network. No new direct access to the M1 could be achieved due to the distances between junctions.
School Capacity			
30	Do the local schools have capacity at all tiers?	R	New schools would be required to accommodate the need of the proposed development. Existing schools do not have the capacity for a development of this scale.
31	If not, has a commitment been made to address this?	G	New schools would be required.
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	Further assessment required. Flood Zones 2 and 3 within the site.
Environmental Health			
34	<p>Contamination Are there any contamination constraints on site and will there be any remediation required?</p>	A	<p>Potential sources of contamination on site that will require investigation and possible remediation and validation include:</p> <ul style="list-style-type: none"> • Former landfill – Broughton House, • Former landfill – Salford Wood, Whitsundoles farm • Former landfill now re-categorised as industrial – Lodge Farm Salford (adjacent to southern boundary of the site) <p>Former sand gravel pit now housing.</p>
35	<p>Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	A	<p>The M1 motorway is a noise source which will require buffering with noise sensitive uses and there are potential commercial noise sources which will require buffering from noise sensitive uses.</p> <p>However due to the scale of the site it is considered that such impacts could be remediated.</p>
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>	A	<p>Large and highly varied site – refer to LUC Aspley Study. Capacity for growth in north west of area but very limited within valley or on sloping ground to northeast. Need to progress aims of FMV.</p>

			<p>Hulcote and Salford highly distinctive villages with strong character of wetland where pastures, willows etc also historic features-avenues and field pattern. More open landscape to north west has capacity for growth but requires strategic scale planting to integrate. Need to ensure development in character and scale with existing villages – not an extension of MK.</p>
<p>37</p>	<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>	<p>A</p>	<p>No objection to the site has been received from the Council's Conservation Officer.</p> <p>The Council's Archaeologist has issued the following consultation response:</p> <p>Site contains multi-period archaeological remains but this would not prevent allocation providing appropriate mitigation is undertaken.</p> <p>Contrary to the information submitted by the Planning Agent this site is known to contain several different areas of multi-period archaeological remains (as identified on the CBC Historic Environment Record). Some of these remains are earthworks and if allocation and development was allowed these remains should be preserved <i>in situ</i>.</p> <p>The archaeological sensitivity and potential of this site would not prevent allocation or development provided that an appropriate archaeological mitigation strategy in line with the requirements of para 141 of the NPPF is implemented. As this site has archaeological potential it is likely that an intrusive archaeological field evaluation to satisfy para 128 of the NPPF would be required prior to a planning submission. This would include geophysical survey, survey of the earthworks and targeted trial trenching. The site also lies within the setting of Brogborough Ringwork Scheduled Monument and is within the wider</p>

			setting of Woburn Abbey Grade I Registered Park and Garden, therefore paras 126 and 132 -134 of the NPPF should also be considered. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
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?	A	Due to the scale of the site an SEA would be required prior to the allocation of this site and would be required to be EIA screening at development management stage. The development depending on scale could cause a significant environmental impact in relation to ecology. The site contains a CWS (Salford Wood and and GCN re-colonisation corridor.
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	Part of Forest of Marston Vale – 30% woodland cover would be required. No Parish GI plan available. Extensive RoW network within area, woodland within site and adjacent to area.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	MSA/restored inert landfill site.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site has been promoted through previous 'call for sites' processes, including in 2007, 2012 and 2015. The information contained in the 2015 submission is still relevant, and should be referred to the Council's assessment of the site.
Does the site continue to next stage?			No.

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is located within the open countryside, and due to the scale of the site any major development will inevitably cause negative environmental impacts, however these impacts are required to be weighed against the benefits of the development as a whole.

It is considered that the site would be poorly related visually and in highway terms to Milton Keynes, and development of this site would form substantial urban sprawl over the M1 motorway which forms a physical containment of that Settlement. The site is in close proximity to the M1 motorway and within close proximity to both Milton Keynes and Bedford, with the A421 also providing links towards the A1, St Neots and Cambridge Beyond. However the site is not directly accessible from the existing strategic road network. The site could be accessed from a number of highways including, Cranfield Road, Broughton Road, Wavendon Road, Salford Road and

Broughton Grounds Lane, which are rural in character. There are significant concerns in relation to the traffic implications of a development of a significant scale at this site. Any allocation for development at this site will require significant highway improvements both within immediate proximity to the site as well as wider highway improvements. Specific concern relates to volumes of traffic through Cranfield, Salford, Hulcote, Brooklands (MK) and the M1 Junction 13.

Notwithstanding the latter development could potentially provide for a significant number of homes contributing to the identified housing need for the wider area and development of the site would provide jobs both during construction and through the provision of commercial premises as well as local infrastructure that would be required to support such major development; these are considered to form positive economic benefits and social benefits of development. In addition the proposed development would provide community facilities to be used by both existing residents within surrounding settlements which would help support rural communities in addition to benefiting the new residents.

Notwithstanding the above benefits it is considered that the development would cause a significant impact upon the character and appearance of the area which includes the setting and character of Hulcote and Salford as rural villages as well as the intrinsic character and beauty of the countryside, although it is considered that the site is large enough to provide visual buffers to mitigate coalescence of villages, there is an inevitable impact upon the character of these villages through highway improvements and a loss of valued landscape which is prized for recreation and tranquility and a substantial loss of the best and most versatile agricultural land.

In respect of archaeological impacts, it is considered that subject to investigations and publications of finds as well as appropriate details to mitigate impacts on heritage asset that such impacts upon heritage assets of archaeological interest would not be substantial. Furthermore; it is considered that the site is large enough to mitigate impacts upon the significance of listed buildings including their settings.

Concern has been raised in relation to ecological impacts, and development would be required to provide a net gain for biodiversity. The details of ecological impacts at this stage are unknown, however due to the scale of the site it is considered that such impacts would be significant.

There is a potential for the development to be affected by noise and air pollution where close to the M1 motorway and Cranfield Airport, however subject to mitigation these matters could be addressed when considering the scale of the site, and the frequency of flights from that airport. Thereby it is not considered that such matters are insurmountable. There is concern in relation to the safe operation of the airport in Cranfield in respect of development, which would need detailed assessment and consideration.

When considering the above, on balance, when having regard to the housing need within this Strategic Housing Market Area of Milton Keynes and the housing need of CBC, it is considered that the harm caused by development of this site, which includes substantial harm to the character and appearance of the area, the intrinsic character and beauty of the Countryside, the loss of the best and most versatile agricultural land, ecological impacts, the loss of a valued landscape as well as the harm that would be caused by virtue of the sites poor relationship with the strategic road network would outweigh the benefits of development of this site, either in whole or in part.

For the reasons outlined above, it is considered that the site is not worthy of further assessment for development.

Site Assessment Framework for HOUSING⁸

Site details	
Reference Number	NLP212
Site Name	51 Broughton Road
Site Address	51 Broughton Road, Salford
Settlement	Hulcote and Salford
Size	Submitted Developable Area: 0.45ha Submitted Whole Site Area: 0.45ha Measured GIS Area: 0.19ha
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>	Yes	Number of proposed dwellings as per proforma:
			5-10
			Number of proposed dwellings as per CBC methodology:
			5

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	The site is not located within Floodzone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	The site is 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	There are no nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not within the AONB.
Does the site continue to next stage?			No

⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING⁹

Site details	
Reference Number	NLP384
Site Name	Land west of Wavendon Road
Site Address	Land west of Wavendon Road, Salford
Settlement	Hulcote and Salford
Size	Submitted Developable Area: 3.15ha Submitted Whole Site Area: 3.15ha Measured GIS Area: 3.17ha
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: Not given Number of proposed dwellings as per CBC methodology: 56
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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	The site is not located within Floodzone 2 or 3. The southern part of the site is located in the flood zone.
3	Is more than 50% of the site at risk from surface water flooding?	No	The site is 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	There are no nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not within the AONB.
Does the site continue to next stage?			Yes

⁹ 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 more¹⁰.

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?	A	The site does adjoin the settlement envelope of Salford. Salford does not have a regular settlement envelope, it appears to have developed over time as a result of development. It is considered that part of the site could be considered for development as an extension to Salford. The proposed site would also result in a parcel of undeveloped land surrounded by development.
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	No coalescence.
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 needs¹¹.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ¹² ?	A	The provision of critical infrastructure is relied upon through the development of the proposal to the east of the M1.
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?	G	Greenfield
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¹⁰ 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)

¹¹ 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.

¹² 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.

10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The land is controlled by a land owner intent on developing the site.
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 known legal or ownership problems.
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 planning permission
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?	No	The site is not 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 contribution? If yes, site progresses through to Stage 2.	Yes or No	Details
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? <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) 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 or No	Details
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. ¹³	Yes/ No/ N/A	Details
Does the site continue to next stage?			Yes

¹³ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

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	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	G	Greenfield
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Community

17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	No Neighbourhood Plan designation
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 community consultation
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	No impact on the sustainability of the settlement.

Cumulative Impact

20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <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>	A	Homes 2006: 83 Homes 2016: 89 There has been a 7.23% increase in new homes.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <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>	G	There is outstanding planning permission for 1 dwelling, representing a 1.12% increase.

Physical Constraints

22	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.	G	There are no physical constraints.
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Relationship to Settlement

23	Would development of the site be complementary to the existing settlement pattern, and would it have an	A	The area in which the site is located is characterised by
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	adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?		dispersed dwellings. There is no regular settlement envelope or pattern of development in Salford. The proposal would also result in a parcel of undeveloped land surrounded by development. The scale of the site is also considered large for the village.
Agricultural Land Quality			
24	Would the development impact on high quality agricultural land? <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) 	A	Grade 3

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	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? <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) 	A	Adjoining settlement
25b	Does the settlement have a Middle school (if applicable)? <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) 	A	Other catchment available
25c	Does the settlement have a Secondary/ Upper school? <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) 	A	Other catchment school available
25d	Does the settlement have a GPs surgery or medical centre? <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) 	A	Adjoining settlement
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) 	R	None

	<ul style="list-style-type: none"> • None (R) 		
27	Distance to bus stops with a frequent service (at least hourly at peak times): <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) 	R	Over 800m
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m
29	Is the site accessible from the existing road network?	G	Wavendon Road
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Ridgemont Lower School site has some room to accommodate expansion, middle and upper school places are tight. Financial contributions would be requested.
31	If not, has a commitment been made to address this?	A	Financial contributions would be requested
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	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <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	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Potential noise from road

Environmental Constraints			
36	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?	A	Some scope for development, but site contributes to village landscape- vital to conserve wetland character.
37	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?	R	Unsuitable for allocation as site contains well preserved medieval earthworks
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?	A	Old grassland, potential HPI, opportunities for wet woodland creation.
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	Adjacent / partially within flood risk corridor, mitigation / surface water management net gain would be required. ROW across northern part of site. Within Forest of Marston Vale, would require 30% tree cover
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant planning history
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site will not be considered further for development.

- **The site contains well preserved medieval earthworks.**
- **Due to the scale of the site, it is considered to have an adverse impact on the character of Salford.**



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