

Site Assessment Forms

Stanbridge



Contents

ALP0673
NLP07211

DRAFT

Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP067
Site Name	Stanbridge Road
Site Address	South of Leighton Linlade
Settlement	Stanbridge (Leighton Buzzard)
Size	Submitted Developable Area: 8ha Submitted Whole Site Area: 27ha Measured GIS Area: 27.4ha
Proposed Use	Residential
Any other information	Top section of the site is on the same land as NLP 072.

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: 250
			Number of proposed dwellings as per CBC methodology: 144

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	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site is not in an 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?	A	The site exists in between Stanbridge Road on the northern boundary and the A505 on the southern boundary. There are no constraints separating the development from Leighton Buzzard however the site extends southwards, away from the town and southern portion lies isolated. Furthermore the site is not bordered by development rather employment land to the north west and the RAF base. The southern portion of the site is directly adjacent to a mineral extraction quarry which is currently going through restoration. However the proposed Developable Area is more suitable
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	Does not cause 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 needs³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ ?	G	N/A
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

² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

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

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

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	100% greenfield
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	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	No issues
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	CB/11/02264, residential development, withdrawn 17.10.12
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	Yes	100% within Greenbelt
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.	No	
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) <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	Yes	<ul style="list-style-type: none"> • Leighton Buzzard has all of these key local services • Does make a strong contribution • Is immediately adjacent to Leighton Road
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	No	Is not supported by a Neighbourhood Plan

2. ⁵	
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	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) 	R	Site is 100% greenfield and is therefore not PDL
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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	Not allocated for a neighbourhood plan
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	
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	Would not result in the loss of any services or impact sustainability

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	No. Houses 2016: 17,484 No. Houses 2006: 15,276 % Growth: 14.45%
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>	A	No. Houses 2016: 17,484 Outstanding Completions: 1926 % Growth: 11.02%

Physical Constraints

22	Are there any physical constraints or permanent	G	No physical constraints
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⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.		
Relationship to Settlement			
23	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?	G	To the north of the site is the Leighton Buzzard extension which makes the site a more suitable location for the future pattern of Leighton Buzzard, also the only a portion of the site is proposed for development, making the site more acceptable in regards to the character of the area.
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	100% Grade 3 The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

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) 	G	Leighton Buzzard has multiple primary/lower schools
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) 	G	Has two middle schools
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	Has a secondary school
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) 	G	Has more than one GP's surgery and a medical centre

	<ul style="list-style-type: none"> No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 		
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 	G	Leighton Buzzard has a town centre and more than one supermarket
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	G	The nearest bus stop is 474m away.
28	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Nearest train station is over 1,200m away from the site
29	Is the site accessible from the existing road network?	G	The has direct access onto Leighton Road
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Financial contributions would be required for all phases of education
31	If not, has a commitment been made to address this?	R/A/G	Liaison with Education
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?	A	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) 	G	Site is at limited risk of surface water flooding, no further assessment required
Environmental Health			
34	<p>Contamination</p> <p>Are there any contamination constraints on site and</p>	R/A/G	Awaiting Comments

	will there be any remediation required?		
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
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?	R	elevated, open site outside settlement envelope on distinctive, exposed, topographic spur highly discernible in local and wider ranging landscape views from north east, east and south. Development would result in encroachment into rural countryside. Impact of street and domestic lighting also a key concern. Appropriate and effective landscape mitigation cannot be achieved.
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?	A	A non-intrusive geophysical survey has already been undertaken at this site and it has identified a number of sub-surface anomalies that may be archaeological in origin. Therefore this site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. 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?	G	In NIA, opportunities for net gain for biodiversity, links to CWS would need to buffer and enhance boundaries & corridors.
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	Site within NIA and habitat enhancement, buffering and connectivity would be a priority.
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		No planning history

Allocations Plans)	
Does the site continue to next stage?	Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

There is a key concern with the site's impact on the landscape; the topography of the site is such that there are long ranging views between the site and the surrounding landscape, particularly on the northern and southern slopes of the spur. Due to the topography of the site it is considered that soft landscaping would not mitigate the visual impact of the development upon the wider landscape causing substantial harm to the intrinsic character and beauty of the countryside. In addition, it is considered that development on the south facing slope of the spur would feature a poor visual relationship with the existing settlement of Leighton Linlade. Whereby it is not considered that the benefits of development would outweigh this substantial harm identified. For the reasons outlined above, it is considered that the site is not worthy of further consideration for development. Any alteration to the greenbelt boundaries will require exceptional circumstances to be demonstrated.

DRAFT

Site Assessment Framework for HOUSING⁶

Site details	
Reference Number	NLP072
Site Name	Stanbridge Road
Site Address	Stanbridge Road, Stanbridge
Settlement	Stanbridge
Size	Submitted Developable Area: 7.29ha Submitted Whole Site Area: 15.38ha Measured GIS Area: 15.36ha
Proposed Use	Residential
Any other information	Same site as NLP067

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: 240
			Number of proposed dwellings as per CBC methodology: 131

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	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

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

⁶ 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 more⁷.

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 does form an extension to Leighton Linlade in the south east. It is located to the south of the East Leighton Linlade extension, although separated from it by Leighton Road. The site is also separated from Leighton Linlade by RAF Stanbridge.
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	Does not cause 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 needs⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁹ ?	G	None
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	100% greenfield
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	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	G	No issues

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)

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.

	overcome?		
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	CB/11/02264, residential development, withdrawn 17.10.12
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	Yes	100% within Greenbelt
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.	No	
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) <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	Yes	<ul style="list-style-type: none"> • Leighton Buzzard has all of these key local services • Does make a strong contribution • Is immediately adjacent to Leighton Road
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.

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

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) 	R	Site is 100% greenfield and is therefore not PDL
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Not allocated for a neighbourhood plan
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	
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	Would not result in the loss of any services or impact sustainability
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	No. Houses 2016: 17,484 No. Houses 2006: 15,276 % Growth: 14.45%
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>	A	No. Houses 2016: 17,484 Outstanding Completions: 1926 % Growth: 11.02%
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.	R	The topography is a significant problem as it is the ridge feature is very visible from long ranging views. Recent activity and restoration of Pratts quarry means even more undulating features.
Relationship to Settlement			
23	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?	R	The site is adjacent to the edge of the settlement edge and the ongoing development of the Leighton Linlade extension to the north means the site is well related

			to the built form. On the other hand the site severely impacts on the natural edge of the settlement, being located on a very visible ridge.
Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	<p>100% Grade 3</p> <p>The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.</p>

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</p> <p>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	Leighton Buzzard has multiple primary/lower schools
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	G	Has two middle schools
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	G	Has a secondary school
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	Has more than one GP's surgery and a medical centre
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) 	G	Leighton Buzzard has a town centre and more than one supermarket

	<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) 	A	The nearest bus stop is 474m away.
28	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Nearest train station is over 1,200m away from the site
29	Is the site accessible from the existing road network?	G	The has direct access onto Leighton Road
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Financial contributions would be required for all phases of education
31	If not, has a commitment been made to address this?	R/A/G	Awaiting Comments
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?	A	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) 	G	Site is at limited risk of surface water flooding, no further 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)	R/A/G	Awaiting Comments
Environmental Constraints			
36	Landscape character	R	elevated, open site outside

	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?		settlement envelope on distinctive, exposed, topographic spur highly discernible in local and wider ranging landscape views from north east, east and south. Development would result in encroachment into rural countryside. Impact of street and domestic lighting also a key concern, as this would be visible from long ranging views. Appropriate and effective landscape mitigation cannot be achieved.
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?	A	A non-intrusive geophysical survey has already been undertaken at this site and it has identified a number of sub-surface anomalies that may be archaeological in origin. Therefore this site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. 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?	G	In NIA, opportunities for net gain for biodiversity, links to CWS would need to buffer and enhance boundaries & corridors.
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	Site within NIA and habitat enhancement, buffering and connectivity would be a priority.
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 planning history
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

There is a key concern with the site's impact on the landscape; the topography of the site is such

that there are long ranging views between the site and the surrounding landscape. Due to the topography of the site it is considered that soft landscaping would not mitigate the visual impact of the development upon the wider landscape causing substantial harm to the intrinsic character and beauty of the countryside. Whereby it is not considered that the benefits of development would outweigh this substantial harm identified. For the reasons outlined above, it is considered that the site is not worthy of further consideration for development. Any alteration to the greenbelt boundaries will require exceptional circumstances to be demonstrated.

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