



Appendix E: Constraints and Assets



Central Bedfordshire Local Plan: Settlement Capacity Study Appendix 1a: Constraints and Assets Analysis Method

Key:

	No or limited development constraint
	Moderate development constraint
	Significant development constraint
N/A	Significance category not applicable
Y	Presence of asset
N	Absence of asset
?	Information not yet available

Factors/Criteria and Thresholds/Standards:

CRITERION/TOPIC	THRESHOLDS/STANDARDS		EVIDENCE
Economy & Employment			
Employment Land	Present (Y)	Settlement contains employment land	Employment Land Review, Employment & Economic Study Stage 1 report 2012
	Absent (N)	Settlement does not contain any employment land	
Social			
Education ¹ (Primary)		Access to a primary school with identified capacity ² .	Settlement audit/hierarchy and Council's site assessment criteria 28. Google Maps/Street View, Parish Council websites and individual facilities
		Access to a primary school with capacity issues.	

¹ Considers absence/presence of educational facility in/nearby settlements; also considers pupils bused to other school catchments using local knowledge

² Capacity is assessed as real-time and does not include predicted pupil numbers

		Settlement does not contain a primary school.	websites. Local knowledge & Council liaison with schools regarding capacity.
Education (Secondary ³)		Access to a secondary school with identified capacity.	Settlement audit/hierarchy and Council's site assessment criteria 28. Google Maps/Street View, Parish Council websites and individual facilities websites. Local knowledge & Council liaison with schools regarding capacity.
		Access to a secondary school with capacity issues.	
		Settlement does not contain a secondary school.	
Health Care		Settlement contains a key health facility eg surgery, clinic or health centre with identified capacity.	Settlement audit/hierarchy, Google Maps/Street View, Parish Council websites and individual facilities websites. Local knowledge & Council liaison with health centres/surgeries regarding capacity.
		Settlement contains a key health facility eg surgery, clinic or health centre with capacity issues.	
		Settlement does not contain any key health care facilities.	
Retail Provision		Major Service Centre or District Centre	Settlement audit/hierarchy
		Town Centre or Local Centre	
		No Service Centre	
Community Facilities		Contains village hall/community centre/social club	Settlement audit/hierarchy, Google Maps/Street View and Parish Council websites. Local Officer knowledge.
		No village hall/community centre/social club	
		N/A	
Financial		Contains a Bank/Building Society or ATM	Settlement audit/hierarchy, Google Maps/Street View and Parish Council websites. Local Officer knowledge.
		Does not contain a Bank/Building Society or ATM	
		N/A	
Groceries		Superstore	Settlement audit/hierarchy, Google Maps/Street View, Parish Council websites and individual facilities websites. Local Officer knowledge.
		Convenience or local store (small supermarket or newsagent)	
		No stores	
Other retail		Contains a post office	Settlement audit/hierarchy, Google Maps/Street View, Parish Council websites and individual facilities websites. Local Officer knowledge.
		Does not contain a post office	
		N/A	
Hospitality		Contains a Restaurant/café/takeaway or Public House	Settlement audit/hierarchy, Google Maps/Street View, Parish Council websites, Trip Advisor and

³ In this assessment, Upper and Middle Schools are considered as Secondary education facilities

		Does not contain a Restaurant/café/takeaway or Public House	individual facilities websites. Local Officer knowledge.
		N/A	
Leisure Facilities		Contains a Leisure Centre, outdoor recreational facility and children's play area	Settlement audit/hierarchy, Leisure Strategy GIS Shapefiles, Leisure Strategy report, Google Maps/Street View, Parish Council websites and individual facilities websites.
		Contains a Leisure Centre or an outdoor recreational facility or a children's play area	
		Does not contain any leisure facilities	
Culture and Entertainment		Contains a range of cultural & entertainment venues (such as a cinema/bowling alley/ night club etc.)	Settlement audit/hierarchy, Google Maps/Street View, Parish Council websites and individual facilities websites. Local Officer knowledge.
		Limited range of cultural and entertainment venues	
		No cultural or entertainment venues	
Public Open Space		Settlement contains leisure strategy sites	Settlement audit/hierarchy, Leisure Strategy report and Leisure Strategy GIS Shapefiles. Local Officer knowledge.
		The settlement does not contain any leisure strategy sites	
		N/A	
Sustainable Transport Modes (Bus)		The settlement contains bus stops with a regular service (Hourly, Mon – Fri)	Settlement audit/hierarchy. Service frequency from websites & local knowledge from Officers. Local Area Transport Plan 3 and Local Area Transport Plans.
		The settlement contains bus stops but service is irregular	
		The settlement does not contain any bus stops	
Sustainable Transport Modes (Train)		There is a railway station present within settlement	Settlement audit/hierarchy, Officer input and Google Maps/Street View.
		Residents required to travel outside of the settlement to access a railway station	
		N/A	
Sustainable Transport Modes (Walking/Cycling)		Settlement contains pedestrian routes and Cycle Routes that provide access to the town centre	Settlement audit/hierarchy and Officer local knowledge
		Does not contain pedestrian routes or Primary/Secondary/Inter Urban Cycle Routes	
		N/A	
Green Belt		None or a small proportion of Green Belt present	GIS - Shapefile from the Council, Magic Map Application
		Significant proportion of settlement surrounded by Green Belt	

		Entire settlement is surrounded by Green Belt and /or located within Green Belt designation	
Environmental			
Flooding		No or very low flood risk.	EA flood maps, Council shapefiles; SFRA
		Moderate flood risk.	
		High flood risk	
Landscape/ Townscape		No significant landscape/townscape constraints	Landscape Character Assessment, Council shapefiles (showing any designated areas) and local knowledge from Officers.
		Moderate landscape/townscape constraints	
		Significant landscape/townscape constraints - Settlement is entirely or partially within the AONB	
Heritage		No significant heritage constraints - Minimal designated heritage assets present	GIS - Council shapefile (showing designated assets), Google Maps/Street View, and local knowledge from Officers.
		Moderate heritage constraints - number of locally designated heritage assets	
		Significant heritage constraints - Settlement contains a number of nationally designated heritage assets	
Biodiversity & Geodiversity		No significant Biodiversity & Geodiversity constraints - No international, national or local designations present	GIS - Council shapefile (showing designated assets and ecological corridors), Nature Conservation Strategy, and local knowledge from Officers.
		Moderate Biodiversity & Geodiversity constraints - There are a number of local designations present or key ecological corridors	
		International or national designations present and/or there is evidence of protected species and key ecological corridors present	
Agricultural Land		There is no best and most versatile agricultural land surrounding the settlement	Magic map and GIS/Council Shapefiles
		There is agricultural land present around the settlement	
		There is best and most versatile agricultural land present around the settlement	

Infrastructure			
Highways		Access to primary road network and significant capacity/ no significant infrastructure constraints	Settlement audit/hierarchy, transport modelling and local knowledge from Officers. Local Transport Plan 3 and Local Area Transport Plans.
		Access to primary road network and/ or localised capacity issues/ infrastructure constraints	
		No access to primary road network and/ or strategic capacity issues as a result of topography or historic layout of settlement	
Sewerage, Wastewater Treatment and water provision infrastructure		Significant capacity/ no significant infrastructure constraints	Response from utility providers (to settlement hierarchy and Council's site assessments), SA scoping and Officers' input. Central Bedfordshire Council Water Cycle Study (2016).
		Localised/ site specific issues/infrastructure constraints	
		Strategic capacity issues/ infrastructure constraints	
National Grid (Electricity)		Significant capacity/ no significant infrastructure constraints	Response from providers and further evidence being produced by the Council. Technical studies are ongoing; information will be available 2017.
		Localised/ site specific issues/infrastructure constraints	
		Strategic capacity issues/ infrastructure constraints	
National Grid (Gas)		Significant capacity/ no significant infrastructure constraints	Response from providers and further evidence being produced by the Council. Technical studies are ongoing; information will be available 2017.
		Localised/ site specific issues/infrastructure constraints	
		Strategic capacity issues/ infrastructure constraints	