

Sustainability Appraisal Technical Note for the draft Development Strategy

May 2012

1. Introduction

Purpose of the SA and the SA Report

- 1.1 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Development Documents (LDDs). This requirement is set out in Section 39 (2) of the Planning and Compulsory Purchase Act 2004 and Planning Policy Statement 12: Local Development Frameworks, 2008. Local Development Documents must also be subject to Strategic Environmental Assessments (SEA) and Government advises that an integrated approach is adopted so that the SA process incorporates the SEA requirements.
- 1.2 This is the SA Report that documents the SA/SEA process for the draft Central Bedfordshire Development Strategy. This SA Report is published for consultation alongside the draft Development Strategy.

The Sustainability Appraisal Process

- 1.3 The appraisal methodology and processes used in this SA Report were prepared to comply with the guidance contained within the Plan Making Manual. The SA has been conducted to meet the requirements of SEA as set out in the Environmental Assessment of Plans and Programme Regulations 2004 (No.1633).
- 1.4 Work began on the Central Bedfordshire Development Strategy in 2011. In accordance with the SA guidance and Regulations, a Scoping Report was initially prepared in February 2012 and was consulted on from 29th February 2012 to 11th April 2012.
- 1.7 As a result of the consultation, a number of minor changes were made to the to the baseline data and the sustainability framework. This SA Report uses the revised sustainability framework, set out in Table1 below, to appraise the draft Development Strategy.

Table 1: Sustainability Appraisal Objectives

	Objective	Criteria for Policy Assessment
1	Protect and enhance the biodiversity of wildlife habitats and native species.	<ul style="list-style-type: none"> • Ensure a net gain in the network of sites and species of nature and geological conservation value, both those statutorily designated (SSSIs etc) and those of local value (county wildlife sites). • Protect and enhance those species and habitats identified in the Biodiversity Action Plan for Luton and Bedfordshire. • Prevent habitat fragmentation and create habitat corridors • Promote biodiversity on new development sites
2	Make efficient use of land and soils	<ul style="list-style-type: none"> • Secure higher density development where appropriate • Re-use empty buildings • Remediate and redevelop contaminated sites where possible • Protect productive grade 1 and 2 agricultural land • Use previously developed land
3	Conserve, enhance and restore landscape assets, protect sensitive and nationally designated landscapes such as the Chilterns AONB and restore degraded landscapes such as the Forest of Marston Vale.	<ul style="list-style-type: none"> • Maintain a high quality visual environment, and promote reinforcement of landscape character • Avoid adverse impacts upon the landscape resulting from new development • Promote opportunities to enjoy the countryside.
4	Reduce Pollution	<ul style="list-style-type: none"> • Reduce and manage noise pollution • Minimise light pollution • Re-mediate contaminated land for development where possible • Reduce harmful emissions to the air • Reduce and prevent pollution of surface and ground water
5	Reduce risk of flooding	<ul style="list-style-type: none"> • Avoid areas at risk from river flooding (Flood zone 3 and 2) and areas at significant risk of surface and ground water flooding in consultation with the Internal Drainage Board. • Ensure good design in new developments to reduce potential for surface water flooding, and mitigate against the impact of climate change in consultation with the Internal Drainage Board • Promote a catchment approach to flooding management
6	Adapt to and mitigate against the impact of climate change and increase resource efficiency.	<ul style="list-style-type: none"> • Reduce greenhouse gas emissions • Ensure resilience to climate change impacts through good design and layout of new development • Reduce water use by promoting water efficiency measures • Encourage the most appropriate (location, size and type) use of renewable and low carbon energy • Promote sustainable construction through use of existing or locally sourced building materials.
7	Promote sustainable waste management	<ul style="list-style-type: none"> • Support development of alternatives to landfill, including composting facilities and energy from waste. • Accommodate new recycling facilities, both for existing

		<p>and new developments.</p> <ul style="list-style-type: none"> • Take account of the Bedfordshire and Luton Minerals and Waste LDF
8	Secure high standards of design, and protect and enhance the character of the built environment and preserve heritage assets.	<ul style="list-style-type: none"> • Preserve and enhance heritage assets recognised for their archaeological, architectural, artistic and/or historic interest and protect their settings • Ensure high standards of design in all new development • Conserve, enhance and revitalise the character of the towns and villages • Secure improvements to the public realm • Protect and enhance Listed Buildings and their settings, as well as Conservation Areas and other assets of cultural and historic heritage.
9	Provide a mix of good quality housing for all.	<ul style="list-style-type: none"> • Deliver various tenures of affordable housing • Provide accommodation to meet the needs of different sectors of the community
10	Promote employment, learning, skills and innovation	<ul style="list-style-type: none"> • Increase local employment opportunities through supporting jobs growth • Provide a range of commercial land and premises • Promote viable retail appropriate to settlement size • Promote development of 'sustainable' economic growth, including emerging opportunities in the 'Green Economy' • Support open for business approach • Support the potential development needs of learning establishments
11	Encourage healthier lifestyles and reduce adverse health impacts of new developments	<ul style="list-style-type: none"> • Make provision for convenient walking and cycling • Protect and increase provision of public open space and recreational facilities accessible to residents • Promote access to the wider countryside • Promote design that reduces crime and the fear of crime. • Ensure that built environment has positive health impacts
12	Ensure provision of infrastructure, services and facilities appropriately phased with new development	<ul style="list-style-type: none"> • Ensure delivery of appropriate infrastructure in line with growth • Promote measures to address additional pressure on services and infrastructure (such as transport, broadband, water supply, water treatment, flood defence and energy supply) resulting from new development. • Address shortages in services and facilities where a need is identified.
13	Provide and encourage the use of sustainable integrated transport systems, improve access and mobility.	<ul style="list-style-type: none"> • Enhance the quality of public transport • Improve public transport links in Central Bedfordshire. • Enhance and extend opportunities for walking and cycling • Locate development so as to reduce the need to travel by car. • Promote development of low carbon transport infrastructure, e.g. electric vehicles charging points

1.8 The SA is a qualitative exercise and the exact nature of impacts is, in some cases, uncertain given the strategic level of the policies. For that reason, professional judgment has been used to ensure the appraisal has a balanced perspective. Such professional judgements were informed by the evidence in the Scoping Report, technical reports and advice from other agencies.

- 1.9 The various Development Strategy options and policies were tested against the thirteen SA objectives contained in the SA framework, with comments made on the predicted social, economic and environmental effects of the options. The likely effects of each option were scored according to the criteria below.

++	Option will result in a significant positive effect on the SA objectives
+	Option will result in a minor positive effect on the SA objectives
+?	The effect of the option is dependant on implementation, but if there were to be an impact, it would most likely be positive or minor positive.
0	Neutral or negligible effect
?	Relationship between the SA Objective and the Option is unknown, or there is not enough information to make an assessment
-?	The effect of the option is dependant on implementation, but if there were to be an impact, it would most likely be negative or minor negative.
-	Option will result in a minor negative effect on the SA objectives
--	Option will result in a significant negative effect on the SA objectives

- 1.10 The options were appraised in terms of the significance of their effects giving consideration to the probability, duration, frequency and reversibility of the effect.

2. Appraisal of 'Headline' Policies

- 2.1 The full Sustainability Appraisal, which will be prepared in advance of the forthcoming consultation, will appraise reasonable options for all policies contained within the draft Development.
- 2.2 The purpose of this technical note is to focus on the appraisal of key policy areas such as housing and employment numbers, distribution of development and requiring high quality design. These topic areas are addressed in turn below.

Policy 2: Growth Strategy (Housing Numbers)

Policy	Policy 1:				
Option 1	None: No new households planned for over the 20 year period July 2011-July 2031				
Option 2	Low: 13,400 new households required over the 20 year period July 2011-July 2031 (Scenario B)				
Option 3	Medium: 21,500 new households required over the 20 year period July 2011-July 2031 (Scenario C)				
Option 4	Medium/High: 27,700 new households required over the 20 year period July 2011-July 2031 (Scenario D)				
Option 5	High: 29,700 new households required over the 20 year period July 2011-July 2031 (Scenario A)				
SA objective 1: Protect and enhance the biodiversity of wildlife habitats and native species.	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	?	-?	-	--
	Significance of effect:				
	Unplanned growth could have a negative effect on biodiversity as it would take place in a potentially uncontrolled and piecemeal manner.	Low household growth should not significantly affect biodiversity providing it is well managed	Medium household growth, if not effectively managed, may fragment habitats	Medium/High household growth is likely to fragment habitats	Significant household growth is likely to fragment habitats
	Mitigation:				
Make decisions on a case by case basis through the Development Management process.	Ensure planned schemes do not impact negatively on the biodiversity of an area and contain the appropriate level of green space	Reduce potential for negative impacts by determining impact at planning stage and reject schemes that have a significant negative impact on	Only permit significant new developments where there is evidence that biodiversity will be promoted and any habitats lost will be	Only permit significant new developments where there is evidence that biodiversity will be promoted and any habitats lost will be	

			biodiversity	adequately replaced/relocated	adequately replaced/relocated	
SA objective 2: Make efficient use of land and soils	Option 1	Option 2	Option 3	Option 4	Option 5	
	-?	+?	?	-?	-?	
	Significance of effect:					
	Unplanned growth could have a negative effect on land and soils as it would take place in a potentially uncontrolled and piecemeal manner.	Low household growth may provide opportunities to make efficient use of land and soils	Medium household growth may have the opportunity to make efficient use of land, however, this is dependent on the schemes planned	Med/high household growth may result in inefficient use of land as preferred sites for development may be reduced and/or may not meet developers requirements	High household growth may result in inefficient use of land as preferred sites for development may be reduced and/or may not meet developers requirements	
	Mitigation:					
Make decisions on a case by case basis through the Development Management process	Where possible, reject developments on productive grade 1 and 2 agricultural land, promote the use of previously developed land and re-use empty buildings	Where possible, reject developments on productive grade 1 and 2 agricultural land, promote the use of previously developed land and re-use empty buildings	Where possible, reject developments on productive grade 1 and 2 agricultural land, promote the use of previously developed land and re-use empty buildings	Where possible, reject developments on productive grade 1 and 2 agricultural land, promote the use of previously developed land and re-use empty buildings	Where possible, reject developments on productive grade 1 and 2 agricultural land, promote the use of previously developed land and re-use empty buildings	
SA objective 3: Conserve, enhance and restore landscape assets, protect landscape character and nationally	Option 1	Option 2	Option 3	Option 4	Option 5	
	-?	0	-?	-	--	
	Significance of effect:					
	Unplanned growth could have a negative effect on landscape as it would take place in a potentially uncontrolled and piecemeal manner.	A small number of new developments should not significantly change the visual environment and character of the landscape	A moderate number of new developments may change the visual environment and landscape character, if this change is not appropriately	A mid/high number of new developments will change the visual environment and landscape character, if this change is not appropriately	A large number of new developments will change the visual environment and landscape character, if this change is not appropriately	

designated landscapes			managed, development could have an adverse impact on the landscape	managed, development could have an adverse impact on the landscape	managed, development could have a significant adverse impact on the landscape	
	Mitigation:					
	Make decisions on a case by case basis through the Development Management process	Ensure new developments have appropriate landscaping in order to prevent a negative impact on the visual environment	Ensure new developments have appropriate landscaping in order to prevent a negative impact on the visual environment	Ensure new developments have appropriate landscaping in order to prevent a negative impact on the visual environment	Ensure new developments have appropriate landscaping in order to prevent a negative impact on the visual environment	Ensure new developments have appropriate landscaping in order to prevent a negative impact on the visual environment
SA objective 4: Reduce Pollution	Option 1	Option 2	Option 3	Option 4	Option 5	
	-?	-?	-	-	--	
	Significance of effect:					
	Unplanned growth could have a negative effect on emission of pollutants as it would take place in a potentially uncontrolled and piecemeal manner.	A small number of new developments along with the infrastructure required may have a negative impact on pollution. There may be an increase in noise and light pollution and an increase in harmful emissions to the air.	A moderate number of new developments along with the infrastructure required are likely to have a negative impact on pollution, increasing noise and light pollution in addition to increasing harmful emissions to the air.	A med/high number of new developments along with the infrastructure they require are likely to have a negative impact on pollution, increasing noise and light pollution in addition to increasing harmful emissions to the air.	A significant number of new developments along with the infrastructure they require are likely to have a significant negative impact on pollution, increasing noise and light pollution in addition to increasing harmful emissions to the air.	
	Mitigation:					
Make decisions on a case by case basis	Promote the development of energy	Promote the development of energy	Promote the development of energy	Promote the development of energy	Promote the development of energy	

	through the Development Management process	efficient homes and low carbon building schemes.	efficient homes and low carbon building schemes.	efficient homes and low carbon building schemes.	efficient homes and low carbon building schemes.
SA objective 5: Reduce risk of flooding	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	?	-?	-?	-?
	Significance of effect:				
	Unplanned growth could have a negative effect on flooding as it would take place in a potentially uncontrolled and piecemeal manner.	The requirement for a small number of new developments should not result in building on or nearer to areas more susceptible to flooding.	The requirement for a moderate number of new developments may result in building on or nearer to areas more susceptible to flooding	The requirement for a med/high number of new developments may result in building on or nearer to areas more susceptible to flooding	The requirement for a significant number of new developments may result in building on or nearer to areas more susceptible to flooding.
	Mitigation:				
Make decisions on a case by case basis through the Development Management process	Avoid building on flood zone 3 and 2. Ensure design reduce potential for surface water flooding. Promote a catchment approach to flooding management	Avoid building on flood zone 3 and 2. Ensure design reduce potential for surface water flooding. Promote a catchment approach to flooding management	Avoid building on flood zone 3 and 2. Ensure design reduce potential for surface water flooding. Promote a catchment approach to flooding management	Avoid building on flood zone 3 and 2. Ensure design reduce potential for surface water flooding. Promote a catchment approach to flooding management	
SA objective 6: Adapt to and mitigate against the impact of climate change	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	-?	-?	-	-
	Significance of effect:				
	Unplanned growth could have a negative effect on reducing the impact of climate	New homes may be built with greater resilience to climate change. However, the	New homes may be built with greater resilience to climate change. However, the	New homes may be built with greater resilience to climate change. However, the	New homes may be built with greater resilience to climate change. However, the

and increase resource efficiency.	change as it would take place in a potentially uncontrolled and piecemeal manner.	construction itself is likely to increase greenhouse gas emissions	construction itself is likely to increase greenhouse gas emissions	construction of a significant number of new homes is likely to increase greenhouse gas emissions	construction of a significant number of new homes is likely to increase greenhouse gas emissions
	Mitigation:				
	Make decisions on a case by case basis through the Development Management process	Ensure resilience to climate change impacts through good design and layout of new developments. Promote use of renewable energy, water efficiency and sustainable construction methods.	Ensure resilience to climate change impacts through good design and layout of new developments. Promote use of renewable energy, water efficiency and sustainable construction methods.	Ensure resilience to climate change impacts through good design and layout of new developments. Promote use of renewable energy, water efficiency and sustainable construction methods.	Ensure resilience to climate change impacts through good design and layout of new developments. Promote use of renewable energy, water efficiency and sustainable construction methods.
SA objective 7: Promote sustainable waste management	Option 1	Option 2	Option 3	Option 4	Option 5
	?	?	?	?	?
	Significance of effect:				
	New developments may provide the opportunity to promote sustainable waste management. However, developers may not take up this opportunity if they feel it is not financially viable	New developments may provide the opportunity to promote sustainable waste management. However, developers may not take up this opportunity if they feel it is not financially viable	New developments may provide the opportunity to promote sustainable waste management. However, developers may not take up this opportunity if they feel it is not financially viable	New developments may provide the opportunity to promote sustainable waste management. However, developers may not take up this opportunity if they feel it is not financially viable	New developments may provide the opportunity to promote sustainable waste management. However, developers may not take up this opportunity if they feel it is not financially viable

	Mitigation:				
	Encourage the provision of recycling facilities on new development sites	Encourage the provision of recycling facilities on new development sites	Encourage the provision of recycling facilities on new development sites	Encourage the provision of recycling facilities on new development sites	Encourage the provision of recycling facilities on new development sites
SA objective 8: Secure high standards of design, and protect and enhance the character of the built environment.	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	+?	?	-?	-?
	Significance of effect:				
	Unplanned growth could have a negative effect on reducing the impact of climate change as it would take place in a potentially uncontrolled and piecemeal manner.	New developments provide the opportunity to enhance the character of the built environment. However, developers may attempt to put forward poor quality design in order to maximise profits.	Moderate growth may provide the opportunity to enhance the character of the built environment. However, larger scale developments may have a negative impact on the character of the built environment. Furthermore, developers may attempt to put forward poor quality design in order to maximise profits.	Med/high growth may provide the opportunity to enhance the character of the built environment. However, larger scale developments may have a negative impact on the character of the built environment. Furthermore, developers may attempt to put forward poor quality design in order to maximise profits.	Significant growth may provide the opportunity to enhance the character of the built environment. However, it is likely that large scale developments will have a negative impact on the character of the built environment. Furthermore, developers may attempt to put forward poor quality design in order to maximise profits.
	Mitigation:				
Make decisions on a case by case basis through the	Development Management will ensure high standards	Development Management will ensure high standards	Development Management will ensure high standards	Development Management will ensure high standards	Development Management will ensure high standards

	Development Management process	of design and that new developments conserve and enhance the character of towns and villages, secure improvements to the public realm and protect listed buildings and areas of cultural and historic heritage	of design and that new developments conserve and enhance the character of towns and villages, secure improvements to the public realm and protect listed buildings and areas of cultural and historic heritage	of design and that new developments conserve and enhance the character of towns and villages, secure improvements to the public realm and protect listed buildings and areas of cultural and historic heritage	of design and that new developments conserve and enhance the character of towns and villages, secure improvements to the public realm and protect listed buildings and areas of cultural and historic heritage	
SA objective 9: Provide a mix of good quality housing for all	Option 1	Option 2	Option 3	Option 4	Option 5	
	--	-	+	++	++	
	Significance of effect:					
	Unplanned growth may not provide a good mix of quality housing as it would take place in a potentially uncontrolled and piecemeal manner.	A small number of new developments is unlikely to meet the needs of local people and may not adequately deliver the required tenures of affordable housing	A moderate number of new developments should be able to deliver various tenures of affordable housing and provide accommodation to meet the needs of different sectors of the community	A significant number of new developments is likely to deliver the required tenures of affordable housing and provide accommodation to effectively meet the needs of different sectors of the community	A significant number of new developments is likely to deliver the required tenures of affordable housing and provide accommodation to effectively meet the needs of different sectors of the community	A significant number of new developments is likely to deliver the required tenures of affordable housing and provide accommodation to effectively meet the needs of different sectors of the community
	Mitigation:					
Make decisions on a case by case basis through the Development Management process	Ensure new developments provide a suitable mix of housing including affordable housing	Ensure new developments provide a suitable mix of housing including affordable housing	Ensure new developments provide a suitable mix of housing including affordable housing	Ensure new developments provide a suitable mix of housing including affordable housing	Ensure new developments provide a suitable mix of housing including affordable housing	

SA objective 10: Promote employment, learning, skills and innovation	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	+?	+	+	++
	Significance of effect:				
	Unplanned growth could have a negative effect on promoting employment as it would take place in a potentially uncontrolled and piecemeal manner.	A small number of new developments may create limited local employment opportunities in the construction sector. Development may increase employment space and retail opportunities.	A moderate number of new developments may create local employment opportunities in the construction sector. Development may increase employment space and retail opportunities.	A med/high number of new developments will create local employment opportunities in the construction sector. Development is likely to increase employment space and retail opportunities.	A significant number of new developments will create local employment opportunities in the construction sector. Development is likely to increase employment space and retail opportunities.
	Mitigation:				
Make decisions on a case by case basis through the Development Management process	Promote viable retail appropriate to settlement size and the development of sustainable economy	Promote viable retail appropriate to settlement size and the development of sustainable economy	Promote viable employment opportunities appropriate to settlement size and the development of sustainable economy	Promote viable employment opportunities appropriate to settlement size and the development of sustainable economy	
SA objective 11: To encourage healthier lifestyles and reduce adverse health impacts of new developments	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	+?	+?	+?	+?
	Significance of effect:				
	Unplanned growth could have a negative effect encouraging healthier lifestyles as it would take place in a potentially uncontrolled	New developments may be designed to encourage healthier lifestyles by, for example, making provision for	New developments may be designed to encourage healthier lifestyles by, for example, making provision for	New developments may be designed to encourage healthier lifestyles by, for example, making provision for	New developments may be designed to encourage healthier lifestyles by, for example, making provision for

	and piecemeal manner.	convenient cycling and walking.	convenient cycling and walking.	convenient cycling and walking.	convenient cycling and walking.
	Mitigation:				
	Make decisions on a case by case basis through the Development Management process	Ensure planned developments make provision for convenient cycling and walking, increase open space facilities, promote countryside access, promote design that reduces crime and ensure the built environment has positive health impacts.	Ensure planned developments make provision for convenient cycling and walking, increase open space facilities, promote countryside access, promote design that reduces crime and ensure the built environment has positive health impacts.	Ensure planned developments make provision for convenient cycling and walking, increase open space facilities, promote countryside access, promote design that reduces crime and ensure the built environment has positive health impacts.	Ensure planned developments make provision for convenient cycling and walking, increase open space facilities, promote countryside access, promote design that reduces crime and ensure the built environment has positive health impacts.
SA objective 12:	Option 1	Option 2	Option 3	Option 4	Option 5
	0	+	+?	-?	-?
Ensure provision of infrastructure, services and facilities appropriately phased with new development	Significance of effect:				
	Unplanned growth could have a negative effect on infrastructure provision as it would take place in a potentially uncontrolled and piecemeal manner.	Small scale housing growth will not require a significant change to infrastructure, services and facilities. Therefore, is likely to be achieved. S106/CIL should support this.	Medium scale housing growth will require increased infrastructure, services and facilities. This may be achieved through S106/CIL.	Med/high housing growth will require significant infrastructure, services and facilities. This requirement may be difficult to achieve through S106/CIL.	Large scale housing growth will require significant infrastructure, services and facilities. This requirement may be difficult to achieve through S106/CIL.

	Mitigation:				
	Make decisions on a case by case basis through the Development Management process	Ensure delivery of appropriate infrastructure in line with growth. Promote measures to address additional pressure on services and infrastructure. Address shortages in services and facilities where a need is identified.	Ensure delivery of appropriate infrastructure in line with growth. Promote measures to address additional pressure on services and infrastructure. Address shortages in services and facilities where a need is identified.	Ensure delivery of appropriate infrastructure in line with growth. Promote measures to address additional pressure on services and infrastructure. Address shortages in services and facilities where a need is identified.	Ensure delivery of appropriate infrastructure in line with growth. Promote measures to address additional pressure on services and infrastructure. Address shortages in services and facilities where a need is identified.
SA objective 13: Provide and encourage the use of sustainable integrated transport systems, improve access and mobility.	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	+?	+?	+?	+?
	Significance of effect:				
	Unplanned growth could have a negative effect this objective as it would take place in a potentially uncontrolled and piecemeal manner.	Low growth may require some changes to public transport links and may facilitate more sustainable integrated transport systems.	Moderate housing growth will require additional public transport links and may provide the opportunity to develop more sustainable integrated transport systems. Whether this will be achieved is unknown.	Med/high housing growth will require additional public transport links and may provide the opportunity to develop more sustainable integrated transport systems. Whether this will be achieved is unknown.	Significant housing growth will require substantial additional public transport links and may provide the opportunity to develop more sustainable integrated transport systems. Whether this will be achieved is unknown.
	Mitigation:				
	Make decisions on a case by case basis through the	Encourage developments to locate in areas that reduce	Encourage developments to locate in areas that reduce	Encourage developments to locate in areas that reduce	Encourage developments to locate in areas that reduce

	Development Management process	the need to travel by car. Improve public transport links in Central Bedfordshire	the need to travel by car. Improve public transport links in Central Bedfordshire	the need to travel by car. Improve public transport links in Central Bedfordshire	the need to travel by car. Improve public transport links in Central Bedfordshire
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Analysis

Option 1: None: No new households planned over the 20 year period July 2011- July 2031

This option would mean that new housing would only come forward as windfall developments. The Council would have little control over the nature of developments submitted through the planning application process. These developments may therefore have a negative effect on many of the SA objectives identified above. This option is not considered sustainable.

Option 2: Low: 13,400 new households over the 20 year period July 2011-July 2031 (Scenario B)

Whilst it is possible that low housing growth may have a positive impact on a number of the SA objectives, it is unlikely to meet the housing needs of Central Bedfordshire and therefore will have a significant negative effect on the objective to provide accommodation to meet the needs of different sectors of the community. Therefore, this option is deemed to be unsustainable.

Option 3: Medium: 21,500 new households over the 20 year period July 2011-July 2031 (Scenario C)

Moderate housing growth is likely to offer a balanced picture in terms of positive and negative impacts to the SA objectives. However, this option is unlikely to provide sufficient homes for a growing population and thus, is not the preferred option.

Option 4: Medium/High: 27,700 new households over the 20 year period July 2011-July 2031 (Scenario D)

Whilst medium/high housing growth is likely to have a number of negative effects on the SA objectives, provision can be made to mitigate negative impacts. This scenario presents the most realistic option as, firstly; this option is likely to provide accommodation to meet the needs of different sectors of the community and deliver various tenures of affordable housing, and secondly, this option creates fewer negative effects to redress than Option 5 (high growth).

Option 5: High: 29,700 new households over the 20 year period July 2011-July 2031 (Scenario A)

Whilst high housing growth would enable the provision of a mix of good quality housing for all, it is likely to have a significant number of negative impacts on SA objectives, that may be difficult to mitigate against. For example, high housing growth would have a significant negative impact on biodiversity, the natural environment and pollution levels. Thus, Option 4 presents a better option as it is likely to meet the housing need but has fewer negative effects than high growth.

Conclusion

Option 4: Medium/High household growth with 27,700 new households required over the 20 year period July 2011-July 2031 (Scenario D) is the preferred option as it appears to be the most sustainable.

Policy 2: Growth Strategy (Employment Numbers)

Policy					
Option 1	Do not plan for any new jobs within Central Bedfordshire.				
Option 2	Plan for fewer jobs to 2031 than that set out in current policy documents (to 2026). 17,000 jobs to 2031 based upon the EEFM Model and not taking account of the need to accommodate part of Luton's employment growth.				
Option 3	Plan for a medium/low level of jobs of 22,000 based upon the Experian Model and not taking account of the need to accommodate part of Luton's employment growth.				
Option 4	Plan for medium level jobs growth to 2031 and take account of the need to accommodate part of Luton's employment growth, and retaining the current level of jobs growth (27,000) set out in current policy documents but delivering them over a longer period of time (to 2031 rather than 2026).				
Option 5	Plan for higher, aspirational level of growth jobs taking account of the need to accommodate part of Luton's employment growth and retaining the number of jobs planned for in current policy documents and rolling the provision forward (36,000) to 2031.				
SA objective 1: Protect and enhance the biodiversity of wildlife habitats and native species.	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	?	-?	-	--
	Significance of effect:				
	Unplanned growth could have a negative effect on biodiversity as it would take place in a potentially uncontrolled and piecemeal manner.	Low employment growth should not significantly affect biodiversity providing it is well managed	Medium employment growth, if not effectively managed, may fragment habitats	Medium/High employment growth is likely to fragment habitats	Significant employment growth is likely to fragment habitats
	Mitigation:				
Make decisions on a case by case basis through the Development Management process.	Ensure planned schemes do not impact negatively on the biodiversity of an area and contain the	Reduce potential for negative impacts by determining impact at planning stage and reject schemes that	Only permit significant new developments where there is evidence that biodiversity will be	Only permit significant new developments where there is evidence that biodiversity will be	

		appropriate level of green space	have a significant negative impact on biodiversity	promoted and any habitats lost will be adequately replaced/relocated	promoted and any habitats lost will be adequately replaced/relocated
SA objective 2: Make efficient use of land and soils	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	+?	?	-?	-?
	Significance of effect:				
	Unplanned growth could have a negative effect on land and soils as it would take place in a potentially uncontrolled and piecemeal manner.	Low employment growth may provide opportunities to make efficient use of land and soils	Medium employment growth may have the opportunity to make efficient use of land, however, this is dependent on the schemes planned	Med/high employment growth may result in inefficient use of land as preferred sites for development may be reduced and/or may not meet developers requirements	High employment growth may result in inefficient use of land as preferred sites for development may be reduced and/or may not meet developers requirements
	Mitigation:				
Make decisions on a case by case basis through the Development Management process	Where possible, reject developments on productive grade 1 and 2 agricultural land, promote the use of previously developed land and re-use empty buildings	Where possible, reject developments on productive grade 1 and 2 agricultural land, promote the use of previously developed land and re-use empty buildings	Where possible, reject developments on productive grade 1 and 2 agricultural land, promote the use of previously developed land and re-use empty buildings	Where possible, reject developments on productive grade 1 and 2 agricultural land, promote the use of previously developed land and re-use empty buildings	
SA objective 3: Conserve, enhance and restore landscape assets, protect landscape	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	0	-?	-	--
	Significance of effect:				
	Unplanned growth could have a negative effect on landscape as it would take place in a potentially uncontrolled	A small amount of new employment space should not significantly change the visual environment and	A moderate amount of new employment space may change the visual environment and landscape character, if	A mid/high amount of new employment space will change the visual environment and landscape character, if	A large amount of new employment space will change the visual environment and landscape character, if

character and nationally designated landscapes	and piecemeal manner.	character of the landscape	this change is not appropriately managed, development could have an adverse impact on the landscape	this change is not appropriately managed, development could have an adverse impact on the landscape	this change is not appropriately managed, development could have a significant adverse impact on the landscape
	Mitigation:				
	Make decisions on a case by case basis through the Development Management process	Ensure new developments have appropriate landscaping in order to prevent a negative impact on the visual environment	Ensure new developments have appropriate landscaping in order to prevent a negative impact on the visual environment	Ensure new developments have appropriate landscaping in order to prevent a negative impact on the visual environment	Ensure new developments have appropriate landscaping in order to prevent a negative impact on the visual environment
SA objective 4: Reduce Pollution	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	-?	-	-	--
	Significance of effect:				
Unplanned growth could have a negative effect on emission of pollutants as it would take place in a potentially uncontrolled and piecemeal manner.	A small amount of new employment space along with the infrastructure required may have a negative impact on pollution. There may be an increase in noise and light pollution and an increase in harmful emissions to the air.	A moderate amount of new employment space along with the infrastructure required are likely to have a negative impact on pollution, increasing noise and light pollution in addition to increasing harmful emissions to the air.	A med/high amount of new employment space along with the infrastructure they require are likely to have a negative impact on pollution, increasing noise and light pollution in addition to increasing harmful emissions to the air.	A significant amount of new employment space along with the infrastructure they require are likely to have a significant negative impact on pollution, increasing noise and light pollution in addition to increasing harmful emissions to the air.	

	Mitigation:				
	Make decisions on a case by case basis through the Development Management process	Promote the development of energy efficient, low carbon building schemes.	Promote the development of energy efficient, low carbon building schemes.	Promote the development of energy efficient, low carbon building schemes.	Promote the development of energy efficient, low carbon building schemes.
SA objective 5: Reduce risk of flooding	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	?	-?	-?	-?
	Significance of effect:				
	Unplanned growth could have a negative effect on flooding as it would take place in a potentially uncontrolled and piecemeal manner.	The requirement for a small amount of new employment space should not result in building on or nearer to areas more susceptible to flooding.	The requirement for a moderate amount of new employment space may result in building on or nearer to areas more susceptible to flooding	The requirement for a med/high amount of new employment space may result in building on or nearer to areas more susceptible to flooding	The requirement for a significant amount of new employment space may result in building on or nearer to areas more susceptible to flooding.
	Mitigation:				
	Make decisions on a case by case basis through the Development Management process	Avoid building on flood zone 3 and 2. Ensure design reduce potential for surface water flooding. Promote a catchment approach to flooding management	Avoid building on flood zone 3 and 2. Ensure design reduce potential for surface water flooding. Promote a catchment approach to flooding management	Avoid building on flood zone 3 and 2. Ensure design reduce potential for surface water flooding. Promote a catchment approach to flooding management	Avoid building on flood zone 3 and 2. Ensure design reduce potential for surface water flooding. Promote a catchment approach to flooding management
SA objective 6: Adapt to and mitigate against the	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	-?	-?	-	-
	Significance of effect:				
	Unplanned growth could have a negative	New developments may be built with	New developments may be built with	New developments may be built with	New developments may be built with

impact of climate change and increase resource efficiency.	effect on reducing the impact of climate change as it would take place in a potentially uncontrolled and piecemeal manner.	greater resilience to climate change. However, the construction itself is likely to increase greenhouse gas emissions	greater resilience to climate change. However, the construction itself is likely to increase greenhouse gas emissions	greater resilience to climate change. However, the construction itself is likely to increase greenhouse gas emissions	greater resilience to climate change. However, the construction itself is likely to increase greenhouse gas emissions
	Mitigation:				
	Make decisions on a case by case basis through the Development Management process	Ensure resilience to climate change impacts through good design and layout of new developments. Promote use of renewable energy, water efficiency and sustainable construction methods.	Ensure resilience to climate change impacts through good design and layout of new developments. Promote use of renewable energy, water efficiency and sustainable construction methods.	Ensure resilience to climate change impacts through good design and layout of new developments. Promote use of renewable energy, water efficiency and sustainable construction methods.	Ensure resilience to climate change impacts through good design and layout of new developments. Promote use of renewable energy, water efficiency and sustainable construction methods.
SA objective 7: Promote sustainable waste management	Option 1	Option 2	Option 3	Option 4	Option 5
	?	?	?	?	?
	Significance of effect:				
	New developments may provide the opportunity to promote sustainable waste management. However, developers may not take up this opportunity if they feel it is not financially	New developments may provide the opportunity to promote sustainable waste management. However, developers may not take up this opportunity if they feel it is not financially	New developments may provide the opportunity to promote sustainable waste management. However, developers may not take up this opportunity if they feel it is not financially	New developments may provide the opportunity to promote sustainable waste management. However, developers may not take up this opportunity if they feel it is not financially	New developments may provide the opportunity to promote sustainable waste management. However, developers may not take up this opportunity if they feel it is not financially

	viable	viable	viable	viable	viable
	Mitigation:				
	Encourage the provision of recycling facilities on new development sites	Encourage the provision of recycling facilities on new development sites	Encourage the provision of recycling facilities on new development sites	Encourage the provision of recycling facilities on new development sites	Encourage the provision of recycling facilities on new development sites
SA objective 8: Secure high standards of design, and protect and enhance the character of the built environment.	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	+?	?	-?	-?
	Significance of effect:				
	Unplanned growth could have a negative effect on reducing the impact of climate change as it would take place in a potentially uncontrolled and piecemeal manner.	New developments provide the opportunity to enhance the character of the built environment. However, developers may attempt to put forward poor quality design in order to maximise profits.	Moderate employment growth may provide the opportunity to enhance the character of the built environment. However, larger scale developments may have a negative impact on the character of the built environment. Furthermore, developers may attempt to put forward poor quality design in order to maximise profits.	Med/high employment growth may provide the opportunity to enhance the character of the built environment. However, larger scale developments may have a negative impact on the character of the built environment. Furthermore, developers may attempt to put forward poor quality design in order to maximise profits.	Significant employment growth may provide the opportunity to enhance the character of the built environment. However, it is likely that large scale developments will have a negative impact on the character of the built environment. Furthermore, developers may attempt to put forward poor quality design in order to maximise profits.
	Mitigation:				

	Make decisions on a case by case basis through the Development Management process	Development Management will ensure high standards of design and that new developments conserve and enhance the character of the built environment	Development Management will ensure high standards of design and that new developments conserve and enhance the character of the built environment	Development Management will ensure high standards of design and that new developments conserve and enhance the character of the built environment	Development Management will ensure high standards of design and that new developments conserve and enhance the character of the built environment	
SA objective 9: Provide a mix of good quality housing for all	Option 1	Option 2	Option 3	Option 4	Option 5	
	0	0	0	0	0	
	Significance of effect:					
	No impact	No impact	No impact	No impact	No impact	
	Mitigation:					
N/A	N/A	N/A	N/A	N/A	N/A	
SA objective 10: Promote employment, learning, skills and innovation	Option 1	Option 2	Option 3	Option 4	Option 5	
	--	+	++	++	++	
	Significance of effect:					
	Not planning for any new jobs within Central Bedfordshire would have a significant negative impact upon this SA objective. This option would not promote employment, learning, skills or innovation and would have a detrimental impact upon the local	Providing for a lower level of jobs growth than that which is currently being planned for would impact upon this SA Objective. This option would secure less local employment opportunities and contribute less to providing for a range of	Providing for a medium level of jobs growth would impact upon this SA Objective. This option would secure some local employment opportunities and some contribution to providing for a range of land and premises. This option would be	This option would have a more positive effect on the SA Objective. This option would contribute to providing a greater variety of new jobs as well as a variety of land and premises. It would also be supportive of local learning establishments and the	This option would have a more positive effect on the SA Objective. This option would contribute to providing a greater variety of new jobs as well as a variety of land and premises. It would also be supportive of local learning establishments and the	

	economy, residents and existing businesses.	land and premises. This option would be least supportive of local learning establishments or the Council's 'Open for Business' approach.	less supportive of local learning establishments and the Council's 'Open for Business' approach.	Council's 'Open for Business' approach.	Council's 'Open for Business' approach.
	Mitigation:				
	Make decisions on a case by case basis through the Development Management process	N/A	N/A	N/A	N/A
SA objective 11:	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	+?	+?	+?	+?
To encourage healthier lifestyles and reduce adverse health impacts of new developments	Significance of effect:				
	Unplanned growth could have a negative effect encouraging healthier lifestyles as it would take place in a potentially uncontrolled and piecemeal manner.	New developments may be designed to encourage healthier lifestyles by, for example, making provision for convenient cycling and walking.	New developments may be designed to encourage healthier lifestyles by, for example, making provision for convenient cycling and walking.	New developments may be designed to encourage healthier lifestyles by, for example, making provision for convenient cycling and walking.	New developments may be designed to encourage healthier lifestyles by, for example, making provision for convenient cycling and walking.
	Mitigation:				
	Make decisions on a case by case basis through the	Ensure planned developments make provision for	Ensure planned developments make provision for	Ensure planned developments make provision for	Ensure planned developments make provision for

	Development Management process	convenient cycling and walking, increase open space facilities, promote countryside access, promote design that reduces crime and ensure the built environment has positive health impacts.	convenient cycling and walking, increase open space facilities, promote countryside access, promote design that reduces crime and ensure the built environment has positive health impacts.	convenient cycling and walking, increase open space facilities, promote countryside access, promote design that reduces crime and ensure the built environment has positive health impacts.	convenient cycling and walking, increase open space facilities, promote countryside access, promote design that reduces crime and ensure the built environment has positive health impacts.
SA objective 12: Ensure provision of infrastructure, services and facilities appropriately phased with new development	Option 1	Option 2	Option 3	Option 4	Option 5
	0	+	+?	-?	-?
	Significance of effect:				
	Unplanned growth could have a negative effect on infrastructure provision as it would take place in a potentially uncontrolled and piecemeal manner.	Small scale employment growth will not require a significant change to infrastructure, services and facilities. Therefore, is likely to be achieved. S106/CIL should support this.	Medium scale employment growth will require increased infrastructure, services and facilities. This may be achieved through S106/CIL.	Med/high employment growth will require significant infrastructure, services and facilities. This requirement may be difficult to achieve through S106/CIL.	Large scale employment growth will require significant infrastructure, services and facilities. This requirement may be difficult to achieve through S106/CIL.
	Mitigation:				
Make decisions on a case by case basis through the Development Management process	Ensure delivery of appropriate infrastructure in line with growth. Promote measures to address additional pressure on	Ensure delivery of appropriate infrastructure in line with growth. Promote measures to address additional pressure on	Ensure delivery of appropriate infrastructure in line with growth. Promote measures to address additional pressure on	Ensure delivery of appropriate infrastructure in line with growth. Promote measures to address additional pressure on	

		services and infrastructure. Address shortages in services and facilities where a need is identified.	services and infrastructure. Address shortages in services and facilities where a need is identified.	services and infrastructure. Address shortages in services and facilities where a need is identified.	services and infrastructure. Address shortages in services and facilities where a need is identified.
SA objective 13: Provide and encourage the use of sustainable integrated transport systems, improve access and mobility.	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	+	+	+	+
	Significance of effect:				
	Unplanned growth could have a negative effect this objective as it would take place in a potentially uncontrolled and piecemeal manner.	Low growth may require some changes to public transport links and may facilitate more sustainable integrated transport systems.	Moderate growth will require additional public transport links and may provide the opportunity to develop more sustainable integrated transport systems. Whether this will be achieved is unknown.	Med/high growth will require additional public transport links and may provide the opportunity to develop more sustainable integrated transport systems. Whether this will be achieved is unknown.	Significant growth will require substantial additional public transport links and may provide the opportunity to develop more sustainable integrated transport systems. Whether this will be achieved is unknown.
	Mitigation:				
Make decisions on a case by case basis through the Development Management process	Encourage developments to locate in areas that reduce the need to travel by car. Improve public transport links in Central Bedfordshire	Encourage developments to locate in areas that reduce the need to travel by car. Improve public transport links in Central Bedfordshire	Encourage developments to locate in areas that reduce the need to travel by car. Improve public transport links in Central Bedfordshire	Encourage developments to locate in areas that reduce the need to travel by car. Improve public transport links in Central Bedfordshire	

Analysis

Option 1:

This option would mean that new employment space would only come forward as windfall developments. The Council would have little control over the nature of developments submitted through the planning application process. These developments may therefore have a negative effect on many of the SA objectives identified above. This option is not considered sustainable.

Option 2:

Whilst it is possible that low employment growth may have a positive impact on a number of the SA objectives, it is unlikely to meet the needs of Central Bedfordshire and therefore will have a significant negative effect on the objective to provide employment, learning, skills and innovation. Therefore, this option is deemed to be unsustainable.

Option 3:

Moderate employment growth is likely to offer a balanced picture in terms of positive and negative impacts to the SA objectives. However, this option is unlikely to provide sufficient employment opportunities for a growing population and thus, is not the preferred option.

Option 4:

Whilst medium/high housing growth is likely to have a number of negative effects on the SA objectives, provision can be made to mitigate negative impacts. This scenario presents the most realistic option as, firstly; this option is likely to provide sufficient employment opportunities, and secondly, this option creates fewer negative effects to redress than Option 5 (high growth).

Option 5:

Whilst high employment growth would enable the provision of employment, learning, skills and innovation for a growing population, it is likely to have a significant number of negative impacts on SA objectives, that may be difficult to mitigate against. For example, high employment growth could have a significant negative impact on biodiversity, the natural environment and pollution levels. Thus, Option 4 presents a better option as it is likely to meet the housing need but has fewer negative effects than high growth.

Conclusion

Option 4: Medium/High employment growth with 27,000 new jobs required over the 20 year period July 2011-July 2031 is the preferred option as it appears to be the most sustainable.

Policy 38: High Quality Development

Policy	High Quality Development				
Option 1	A policy to cover the design quality aspects as set out in the National Planning Policy Framework and CBC Design Guide SPD. The policy should emphasise the need to use land efficiently.				
Option 2	A policy to cover the design quality aspects as set out in the National Planning Policy Framework and CBC Design Guide SPD. The policy should promote to use land efficiently with a particular focus on: <ul style="list-style-type: none"> - providing suitable green space both private and public use - ensuring that densities take into account the future need to adapt to climate change - ensuring that properties and space around them have sufficient space to provide good quality of life and support family life - ensuring sufficient parking provision which takes into account average size of modern vehicles 				
Option 3	No policy – no specific policy on the design of the development; design issues covered indirectly by other policies and NPPF.				
Option 4					
Option 5					
SA objective 1: Protect and enhance the biodiversity of wildlife habitats and native species.	Option 1	Option 2	Option 3	Option 4	Option 5
	-	0	--		
	Significance of effect:				
	Delivery of new homes and employment will require more land to be identified for the development and this will put pressure on natural environment. As policy emphasises using	This policy option in addition to promoting efficient use of land and therefore minimising extent of the negative impacts on the natural environment, ensuring that there is sufficient provision of	As this option relies on other policies and NPPF to provide guidance on principals of good design; there is a risk that not all important issues will be sufficiently covered and new		

	land more efficiently this would minimise extent of potential adverse impacts on natural environment.	well linked green spaces which would support wildlife and habitat creation within development and beyond it.	development will put more pressure on the natural environment than it would with specific design policy in place.		
	Mitigation:				
	It is important that sites with lesser adverse impacts and those which have potential to mitigate these impacts are prioritised in site allocation process. Any negative impacts which can not be avoided by careful allocation of sites should be mitigated on site by careful design; if this is not possible they should be compensated off site.	Mitigation as in option one, however because of provision of more green spaces it is expected that there will be a larger scope to avoid adverse impacts through careful design.	Mitigation as in option one.		
SA objective 2:	Option 1	Option 2	Option 3	Option 4	Option 5
Make efficient use of land and soils	+	++	-?		
	Significance of effect:				
	The policy requires efficient use of land, it should therefore	This policy option similarly to option 1 requires efficient use	Without specific policy in place it is likely that current		

	ensure that land is used efficiently and minimise uptake of undeveloped land.	of land, but it also puts requirement to ensure that sufficient space within dwellings and around them to take into account climate change adaptation measures and support family and good quality of life. This means that more land will be required to deliver the growth, but it will ensure that the development is fit for purpose for years to come and will ensure that land is not wasted for inappropriate development.	practices of relatively high densities will be continued and it may result in building development which could not be able to adapt to climate change becoming unfit for purpose in near future.		
	Mitigation:				
	Make sure that CBC's Design Guide is updated to reflect adaptation measures needed to mitigate impacts of climate change.	Make sure that CBC's Design Guide is updated to reflect adaptation measures needed to mitigate impacts of climate change.	Make sure that CBC's Design Guide is updated to reflect adaptation measures needed to mitigate impacts of climate change.		
SA objective 3:	Option 1	Option 2	Option 3	Option 4	Option 5

Conserve, enhance and restore landscape assets, protect landscape character and nationally designated landscapes	?	+?	-?		
	Significance of effect:				
	The policy would have a high level requirement to take into account local landscape and minimise the visual impact of any development. The impacts are highly dependant on the location and therefore it is important that this issue is addressed in the site allocation process and highly sensitive locations are avoided.	The policy option is likely to have a similar impact to option one, but the requirement for more green space around the development can make it easier to mitigate any negative impacts on the surrounding landscape.	Lack of policy and reliance on the other policies to address the design issues could result in development which is less sensitively designed.		
	Mitigation:				
Ensure that site allocation process avoids the most sensitive sites. Ensure that CBC's Design Guide includes design principles to mitigate adverse impacts of development on the landscape.	Ensure that site allocation process avoids the most sensitive sites. Ensure that CBC's Design Guide includes design principles to mitigate adverse impacts of development on the landscape.	Ensure that site allocation process avoids the most sensitive sites. Ensure that CBC's Design Guide includes design principles to mitigate adverse impacts of development on the landscape.			

SA objective 4: Reduce Pollution	Option 1 +?	Option 2 +	Option 3 0	Option 4	Option 5
Significance of effect:					
	<p>The policy would not directly control pollution but could help make sure that pollution is minimised through energy efficient buildings, mixed development which will reduce need to commute to work, SUDS to minimise washing of pollutants to water courses.</p> <p>Well designed development with good pedestrians and cycle routes could help to reduce reliance on car travel.</p>	<p>This policy option would generally have similar impact to option one; however less dense development could create more opportunities to use master planning to orientate buildings so they are more energy efficient; provide space for well designed SUDS and green spaces to reduce pollutants run of and infiltration to ground waters. More spacious development will be able to incorporate well designed, attractive and well shaded (to encourage use even during very hot summer weather) pedestrian and cycle paths to reduce</p>	<p>The pollution issues are likely to be managed through other policies, so policy should not have significant impact.</p>		

		reliance on car travel.			
	Mitigation:				
	Ensure the site allocation promotes sites less susceptible to pollution and that the CBC Design Guide covers how pollution can be reduced through good development design.	Ensure the site allocation promotes sites less susceptible to pollution and that the CBC Design Guide covers how pollution can be reduced through good development design.	Ensure the site allocation promotes sites less susceptible to pollution and that the CBC Design Guide covers how pollution can be reduced through good development design.		
SA objective 5:	Option 1	Option 2	Option 3	Option 4	Option 5
Reduce risk of flooding	+	++	0		
	Significance of effect:				
	There could be design measures which help reduce run off and ensure that rain and water are managed sustainably.	The less dense development could provide more opportunities to incorporate measures which help reduce run off and ensure that rain and water are managed sustainably.	Requirement to reduce risk of flooding is set on national level and is likely to be covered by a separate policy; therefore lack of design policy is unlikely to have significant adverse effect.		
	Mitigation:				
	Ensure the site allocation promotes sites with low risk flooding and that the CBC Design Guide	Ensure the site allocation promotes sites with low risk flooding and that the CBC Design Guide	Ensure the site allocation promotes sites with low risk flooding and that the CBC Design Guide		

	covers how flooding risk can be reduced through good development design.	covers how flooding risk can be reduced through good development design.	covers how flooding risk can be reduced through good development design.		
SA objective 6: Adapt to and mitigate against the impact of climate change and increase resource efficiency.	Option 1	Option 2	Option 3	Option 4	Option 5
	-?	++	-?		
	Significance of effect:				
	The policy would cover high level requirement for the development to be resource efficient and take into account climate change adaptation measures. It could therefore have a positive impact on achieving this objective. However, the strong emphasis on using land efficiently creates a risk that it will be used to deliver development with a very high density which would compromise the ability of the developments to adapt to the	As with option one, this policy, promotes efficient use of land, but it emphasises that future climate change needs to be taken into account to ensure that the development density will allow future adaptation to rising temperatures, scarcity of water resources and risk of flooding. Lower densities would provide enough space for renewables, appropriate building orientation to improve energy efficiency, accommodate sufficient green	Lack of design policy addressing issues of climate change mitigation and adaptation may result in the risks not being addressed at master planning level and some of the opportunities may be lost.		

	changing climate, e.g. allow for enough green space to incorporate SUDS, alleviate increase in temperatures. Increase in temperature could lead to increase in energy use for cooling and therefore any carbon emissions saved through reduced heating requirements may be offset by increase in cooling.	space, SUDS and water harvesting and/or grey water recycling to help to achieve a high level of CfSH standard for water.			
	Mitigation:				
	Ensure that other more policies cover this subject in more detail and that CBC Design Guide has sufficient guidance on this subject.	Ensure that other more policies cover this subject in more detail and that CBC Design Guide has sufficient guidance on this subject.	Ensure that other more policies cover this subject in more detail and that CBC Design Guide has sufficient guidance on this subject.		
SA objective 7: Promote sustainable waste management	Option 1	Option 2	Option 3	Option 4	Option 5
	0	+?	0		
	Significance of effect:				
	The policy does not cover issues of waste management directly.	As this option would promote lower densities it would help to promote	Lack of policy would not have any significant negative impacts as waste		

		home composting.	issues are covered by a separate CBC guide		
	Mitigation:				
	Ensure that CBC Design Guide covers of issues of waste management (design to allow sufficient space to aid waste management /recycling/ composting) or directs to the relevant CBC guide on waste management.	Ensure that the CBC Design Guide covers of issues of waste management (design to allow sufficient space to aid waste management /recycling/ composting) or directs to the relevant CBC guide on waste management.	Ensure that CBC Design Guide covers of issues of waste management (design to allow sufficient space to aid waste management /recycling/ composting) or directs to the relevant CBC guide on waste management.		
SA objective 8:	Option 1	Option 2	Option 3	Option 4	Option 5
Secure high standards of design, and protect and enhance the character of the built environment.	+	++	--		
	Significance of effect:				
	The policy would set principles of good design ensuring that all new development is well design. This policy option also emphasises the need to take into account surroundings of the new development and ensure that it is sympathetic to the character of the area.	This option is similar to option one, but through promoting a lower densities and providing more green spaces it may help to mitigate negative impact of new development on surrounding area. As the policy is asking to take into account a quality of	Lack of policy on expected quality of development design is likely have a negative impact on quality of new and existing development.		

	It puts emphasis that the development respects and complements the context and setting of all historically sensitive sites, particularly those that are designated. This policy option is expected to have a positive effect.	life in setting the density of the development it would ensure that the homes built are fit to support a good quality and family life – by having a sufficient space inside and outside the homes.			
	Mitigation:				
	Ensure that CBC Design Guide has a comprehensive advice on principles of good design, which is sympathetic to surrounding built environment. Make sure the other policies seek to achieve good design.	Ensure that CBC Design Guide has a comprehensive advice on principles of good design, which is sympathetic to surrounding built environment. Make sure the other policies seek to achieve good design.	Ensure that CBC Design Guide has a comprehensive advice on principles of good design, which is sympathetic to surrounding built environment. Make sure the other policies seek to achieve good design.		
SA objective 9: Provide a mix of good quality housing for all	Option 1	Option 2	Option 3	Option 4	Option 5
	+	++	-		
	Significance of effect:				
	This policy option would have only a high level	This policy is likely to have a very positive effect as promoting	Lack of policy on high quality design of housing is likely to		

	requirement of provision of right mix of types and sizes of houses. The level of affordable homes is likely to be set in other policy.	lower densities would increase opportunities for reducing energy demand through orientation of buildings; deployment of renewable energy and this would have a positive impact on lowering a fuel bills and tackling fuel poverty issues.	have a negative impact on quality of all homes.		
	Mitigation:				
	As above for objective 8.	As above for objective 8.	As above for objective 8.		
SA objective 10: Promote employment, learning, skills and innovation	Option 1	Option 2	Option 3	Option 4	Option 5
	0	0	0		
	Significance of effect:				
	The policy on quality of design is unlikely to have a significant impact on this objective.	The policy on quality of design is unlikely to have a significant impact on this objective.	The policy on quality of design is unlikely to have a significant impact on this objective.		
	Mitigation:				
SA objective 11: To encourage healthier lifestyles and reduce adverse health impacts of	Option 1	Option 2	Option 3	Option 4	Option 5
	+	++	-		
	Significance of effect:				
	The policy sets requirement that the	This policy option is likely to have more	Lack of policy and requirement to		

new developments	design of the development complies with current guidance on pollution, access to open spaces, provision of sustainable transport and therefore it will ensure that the quality of environment and promote healthier, more active lifestyle.	positive impact on promoting healthier lifestyles through provision of more green, open spaces in the development. Design which takes into account future expected climate change impacts is more likely to be able to adapt and provide a healthy homes through the lifetime of the development.	comply with the relevant guidance may result in health issues being overlooked in design leading to negative impact on health outcomes.		
	Mitigation:				
	Ensures that the CBC Design Guide makes reference to relevant guidance which can help to design healthier buildings and development.	Ensures that the CBC Design Guide makes reference to relevant guidance which can help to design healthier buildings and development.	Ensures that the CBC Design Guide makes reference to relevant guidance which can help to design healthier buildings and development.		
SA objective 12: Ensure provision of infrastructure, services and facilities appropriately phased with new development	Option 1	Option 2	Option 3	Option 4	Option 5
	0	0	0		
	Significance of effect:				
	The policy will have no direct effect on this but will create the demand for them.	The policy will have no direct effect on this but will create the demand for them.	Lack of policy is unlikely to have an impact.		
	Mitigation:				

SA objective 13:	Option 1	Option 2	Option 3	Option 4	Option 5
Provide and encourage the use of sustainable integrated transport systems, improve access and mobility.	+	++	-		
	Significance of effect:				
	The policy could contribute to this along with the SPD and encourage people to walk and cycle as well as use public transport.	This option would have similar effect as option 1, but through putting emphasis on provision of more green spaces is likely that these routes will be more attractive for residents to use.	Lack of policy on quality of design may have a negative effect as the provision of pedestrian and cycle paths may not as well integrated into the development.		
	Mitigation:				
	Ensure that CBC Design Guide provides guidance how to integrate the sustainable travel principles into the design of the development.	Ensure that CBC Design Guide provides guidance how to integrate the sustainable travel principles into the design of the development.	Ensure that CBC Design Guide provides guidance how to integrate the sustainable travel principles into the design of the development.		

Analysis

Option 1:

Whilst this option provides a number of fairly positive outcomes for the SA objectives, the strong emphasis on the efficient use of land may lead to very high density developments which may fail to provide enough green space and adequately address climate change issues.

Option 2:

This option has the most positive outcomes for the SA objectives and therefore presents the most sustainable scenario. By taking into account future climate adaptation requirements it ensures that the development will be fit for purpose through the lifetime of the development and would ensure that quality of life is not compromised. In addition, while promoting efficient use of land, the policy option advocates providing homes that provide sufficient living space.

Option 3:

Failing to develop a policy that addresses the quality issues of development may result in development which has a negative impact on the most of the SA objectives and therefore could be dimmed to be unsustainable.

Conclusion

Option 2 is considered to be the most sustainable and likely to deliver high quality development which will ensure a good quality of life for Central Bedfordshire residents.

3.0 Strategic Site Assessment Methodology

- 3.1 This paper sets out the process for the selection of strategic sites, to be allocated through the Development Strategy. The assessment criteria have been developed based upon the requirements of the draft Development Strategy together with a series of sustainability factors.
- 3.2 The initial first step was to identify the realistic alternatives to assess. Inevitably there will be a huge number of possible alternatives, some of which may be highly unlikely to be taken forward. In order to make best use of resources a number of options and sites were discounted at an early stage, based on previous research work or professional judgement.
- 3.3 The options for the northern part of Central Bedfordshire were influenced by the work underpinning the recently adopted Core Strategy and the Site Allocations documents. Through the associated “call for sites” a large number of sites (more than 400) were submitted for consideration but only a small number taken forward. The scale of growth across Central Bedfordshire is such that very few of these submitted sites would be large enough to cater for the level of growth needed.
- 3.4 An option would have been to distribute the development across a large number of the smaller sites. However, this was not taken forward as an option due to the overall impact on the local communities involved and the benefits that accompany large-scale development, particularly the provision of new infrastructure. The Site Allocations document in the north provided for a good supply of new housing stock in the towns and villages and it was not considered appropriate to look again at these settlements for additional large-scale development.
- 3.5 Several of the sites previously proposed are large enough to be considered “strategic”. These sites include ones at Ampthill, Flitwick, Biggleswade, Sandy, Pottton, Cranfield and Harlington. However, these weren’t considered to be realistic, deliverable alternatives and were not taken forward to the next stage.
- 3.6 Two realistic alternatives were identified and were subject to the more detailed later stages of assessment – the proposed expansion of Milton Keynes into Central Bedfordshire around Aspley Guise and proposed new development in the Marston Vale. A third site was identified at Wixams. Although this site is smaller than the other proposed strategic sites, it forms part of a larger extension to the Wixams identified through the previous round of plan-making. There are local considerations that make this proposal worthy of further consideration and hence this site was also taken forward to the next stage.
- 3.7 In the south, all sites previously considered through the joint Core Strategy were reconsidered. This included two sites outside of Central Bedfordshire – the area to the west of Linslade and the area east of Luton.
- 3.8 A total of 11 sites within Central Bedfordshire have been assessed and these are shown on the accompanying location map (Plan 1).

3.9 The approach has been subject to 3 different stages in order to apply a rigorous assessment process to select the most suitable and sustainable sites. It assesses the suitability of each strategic site option under a number of different criteria, as explained further below under Stage 1. In order to be able to rank the sites against one another, the following rating system has been used:

- Dark Green (DG) – No concerns, with positive impacts identified
- Light Green (LG) – No significant concerns identified, with some possible positive impacts
- Yellow (Y) – No or unknown effect (further information required to make an evaluation)
- Amber (A) – Some concerns and/ or constraints identified
- Red (R) – Some significant impacts and concerns identified

3.10 An overall rating for each of the site is given in the conclusions under Stage 1.

Stage 1 – Individual Sites Assessment

3.11 Each site has been assessed using a proforma with the following assessment criteria.

(1) Environmental Constraints

3.12 Primary constraints are considered immovable such as physical matters and national designations. These constraints considerably restrict development on the site and include: Flooding; Area of Outstanding Natural Beauty; Sites of Special Scientific Interest; Heritage Assets and Landscape Sensitivity.

<p>A - Flooding Contains Flood zone 2 Contains Flood zone 3a Contains Flood zone 3b</p>
<p>B - Area of Outstanding Natural Beauty No AONB Adjoins/borders Within AONB Part of site contains AONB</p>
<p>C - Sites of Special Scientific Interest No SSSI Adjoins/borders Within SSSI Part of site contains SSSI</p>
<p>D - Heritage Asset No Heritage Asset Adjoins/borders Within Heritage Asset Part of site contains Heritage Asset</p>
<p>E - Landscape Sensitivity High Moderate Low</p>

3.13 Secondary constraints are considered to be more localised constraints. They are considered to have an impact on development but would constrict

development less than primary constraints. These include: Conservation Areas, Listed Buildings, Area of Great Landscape Value, Agricultural Land Designations and County Wildlife Sites.

<p>F - Conservation Areas No conservation area Adjoins/borders Within a conservation area Part of site contains a CA</p>
<p>G - Listed Buildings No listed buildings Adjoins Contains a listed building</p>
<p>H - Area of Great Landscape Value No AGLV Adjoins/borders Within an AGLV Part of site contains AGLV</p>
<p>I - Agricultural Designations The Agricultural Land Classification (ALC) system classifies land into five grades, with Grade 3 subdivided into subgrades 3a and 3b. The 'best and most versatile land' is defined as Grades 1, 2 and 3a.</p>
<p>J - County Wildlife Sites No CWS Adjoins/borders Contains CWS</p>

(2) Measuring Green Belt and coalescence impacts

3.14 This criterion is in addition to general landscape considerations and assesses impacts of land which falls within the designated Green Belt areas as well as looking at issues concerning coalescence. It seeks to identify whether the development site meets any of the Green Belt objectives, as identified in the National Planning Policy Framework (NPPF). This criterion will be linked to the Green Belt Review work being undertaken.

3.15 Scoring and ranking system (with comments) are required:

- 1) To check the unrestricted sprawl of large built-up areas.
- 2) To prevent neighbouring towns from merging into one another.
- 3) To assist in safeguarding the countryside from encroachment.
- 4) To preserve the setting and special character of historic towns.
- 5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.16 2 points each are to be given if the Green Belt meets criterion 1, 2 or 3. 1 point each is to be given if the Green Belt meets criterion 4 or 5 with a maximum score of 8 allowed.

(3) 'Deliverability'

3.17 This criterion gives an indication if the site is being actively promoted by the land owners or agent. This provides an indication of the viability of the site

and when the site will come forward for development using the following questions:

- A - Can the site be divided into deliverable parcels?
- B - Is the site able to 'merge' with others to create a large site for development?
- C - Willingness of landowners to bring forward land
- D - Level of co-operation with multiple ownership
- E - Likelihood of site progressing at the required rate
- F - Viability of development to provide key infrastructure
- G - Capacity of development

(4) 'Suitability'

3.18 This criterion determines whether the development site is suitable for development and meets the primary objectives of the draft Development Strategy (DS). It will also determine whether it is consistent with the Sustainability Appraisal (SA) objectives.

Criteria on 'Suitability'	Relevant SA and DS objectives
A - Protection and enhancement of environmental and cultural assets and the provision of strategic green infrastructure	SA objectives 1+3 and DS objective 4
B - Ensuring that there is an efficient use of land such as developing on previously developed land, securing appropriate densities of development and not developing on high quality agricultural land	SA objective 2
C - Reduce Pollution	SA objective 4
D - Reduce risk of flooding	SA objective 5
E - Adapting to and mitigating against the impact of climate change and increasing resource efficiency	SA objective 6 and DS objectives 5+7
F - Promote sustainable waste management	SA objective 7
G - Securing high standards of design and protecting the character of the built environment	SA objective 8 and DS objective 7
H - Providing a mix of good quality housing for all through delivering various sizes, tenures to meet the local housing need	SA objective 9 and DS objectives 1+2
I - Achieving economic growth through the provision of a range of commercial premises and securing local employment opportunities	SA objective 10 and DS objective 3
J - Encourage healthier lifestyles and reduce adverse health impacts of new development.	SA objective 11 and DS objective 5
K - Ensuring that the development contributes to the provision of infrastructure, services and facilities	SA objective 12 and DS objective 8
L - Provision of sustainable integrated transport systems to encourage more	SA objective 13 and DS objective 8

sustainable modes of transport and improved access and mobility	
M - Contribution to the regeneration and vitality of the town centres	A non SA objective and DS objective 6
N - Ensuring that the development site is well connected to the existing settlement	A non SA and DS objective

(5) Transport/ accessibility

3.19 The potential land capacity of each of the proposals is in the process of being fed into strategic transport modelling being undertaken by the Council's consultants AECOM. This will establish an understanding of the potential impacts to delivery in transport terms and mitigation measures that may be required under each site. The findings of this work are expected shortly and will be incorporated into this assessment work. Where relevant, some comments are offered in the assessment process on different highway/transport aspects of the proposals.

(6) Overall Commentary

3.20 Present overall findings and recommendations of sites/locations for inclusion or reasons for rejecting them, as appropriate.

Stage 2

3.21 A high level Sustainability Appraisal of each of the sites has been carried out using the 13 Sustainability Appraisal objectives from the draft Development Strategy. Refer to the accompanying document for results and analysis findings.

Stage 3

3.22 This stage involves looking at the findings from Stage1 and 2. Table 1 (see attached) sets out pros and cons of each site which are emerging through the site assessment work under a series of headings covering constraints; Green Belt/ coalescence issues; deliverability; suitability; accessibility and overall comment, using the colour grading system explained above. This table allows for an easy reference and visual summary of the findings to date. A further table which provides a more written up appraisal of this work and the findings from the Sustainability Appraisal is also provided - see Table 2.

Table 2 – Site Assessment summaries

Site	Proposal	Constraints	Green Belt/ coalescence issues	Deliverability	Suitability	Accessibility ¹	SA findings
1. Aspley Triangle area	330 (hectares) comprising: -mixed use -community facilities -residential -employment -any other uses required as part of MK growth	90% of the site is in grade 3 (good) and the remainder is in grade 4 (poor) land. The site has some environmental constraints and the majority of these are south of the railway line. Part of site near junction 13 of the M1 is in flood zone 2 & 3. A CWS is in the area north of the railway line. The area south of the railway line is in an AGLV. Adjoins the conservation area to the south of Aspley Guise.	Green Belt to south of railway line. This scored 7 out of 8 in terms of meeting the objectives set out in the NPPF. Due to the size of the site it will have a significant impact on the area especially the small rural villages within in the Green Belt.	Site under option to a developer. 5-10 years to commence development and then 10 -15 years to complete. Deliverable in the Plan period up to 2031, but occur more in the second half.	Proposal will have to be dealt with in a sensitive manner due to the size of the development in an area which is predominantly rural with strong village settlements and with some environmental constraints. Not adjacent to an existing or planned urban area. Accessibility and travel times to places of work and shops/ other services. Could look more to Milton Keynes for jobs and services.	Highway works from A421 required. Enhanced road and public transport infrastructure, including potential for strategic park & ride into Milton Keynes at M1, Junction 13.	This site scores joint 4 th out of 11. The site scores positively on housing, employment and infrastructure provision. It scores negatively on land use, pollution and flooding. The other objectives cannot be scored against due to insufficient information.
2. East of Leighton Linslade	Greenfield development to the east of Leighton Linslade primarily comprising; -2,500 new homes -16ha employment land -mixed uses	The site has some environmental constraints. Site currently located in green belt. The area around Clipstone Brook is in an area at risk of flooding. In terms of landscape	Scored 5 of 8 in items of meeting the objectives set out in the NPPF The Green Belt has helped protect the countryside from the growth of Leighton Linslade.	Although the landownership is complex, they are represented by developers. Delivery and phasing will be constrained by the mineral extraction works and the delivery of the Eastern Link Road.	The development is considered suitable and is allocated in the Endorsed Core Strategy. The site will contribute to the local housing need of Leighton Linslade and promote economic growth through provision of 16ha of employment	The town centre of Leighton Buzzard suffers from congestion and thus the proposed development would enable a significant contribution towards the construction of an Eastern Link Road.	This site scores joint 4 th out of 11. The site scores positively on housing, employment and infrastructure provision. It scores negatively on land use, pollution and flooding. The other objectives

¹¹ The potential land capacity of each of the proposals is in the process of being fed into strategic transport modelling being undertaken by the Council's consultants AECOM to establish an understanding of the potential impacts to delivery in transport terms and mitigation measures that may be required under each scenario. The findings of this work are expected shortly and will be fed in to this assessment work. Where relevant, some comments are offered on different highway/transport aspects of the proposals.

Table 2 – Site Assessment summaries

		<p>sensitivity, most of the site is moderately sensitive although there are areas of high sensitivity owing to the remains of a medieval settlement.</p>	<p>The Green Belt has prevented the growth and encroachment of Leighton Linlade eastwards where</p> <p>There are villages - but these are considered to be a significant distance from the urban edge. Has encouraged the recycling of Brownfield land.</p>	<p>The developers are confident that the site can be delivered in the plan period. Commencement expected within 3 years.</p>	<p>land.</p> <p>The scale of the proposed development will allow for the contribution toward social and community infrastructure.</p> <p>This development could provide opportunities for contributions to the proposed Eastern Link Road and opportunities to improve the public transport in this area.</p>		<p>cannot be scored against due to insufficient information.</p>
<p>3. East of Luton</p>	<p>Mixed-use development to the east of Luton located in Hertfordshire comprising:</p> <ul style="list-style-type: none"> - 3,000-5,000 homes - associated infrastructure 	<p>The area has a distinctive landscape character forming a rural context to the villages, a wooded setting to the eastern edge of Luton and the setting of Lilley Valley.</p> <p>Constraints to development relate to the rural character of the landscape and development beyond the ridge line and in Lilley Valley is not recommended.</p> <p>Area located in green belt.</p> <p>Area adjoins AONB in the north.</p>	<p>Development here is likely to generate additional congestion without improvements to the road network. A link road would help relieve much of this congestion.</p> <p>The site has the potential to link onto the Luton-Dunstable Guided Busway.</p> <p>The site is well located to the local centres of Wigmore and Stopsley. The scale of this development is likely to have a significant contribution to the improvement and vitality of Luton town centre.</p>	<p>The proposed development is located in the green belt.</p> <p>Development here would contribute towards to coalescence of the villages to the east of Luton with Luton and the development.</p>	<p>The site will contribute towards the housing needs of Luton.</p> <p>The development would have an impact on the landscape, particularly towards Lilley Bottom.</p>	<p>Site is managed by a consortium and is available for development.</p> <p>The construction of the link road might impact upon phasing of the development.</p> <p>The site is also located outside Central Bedfordshire and given it is in another authority area delivery of the site can not be guaranteed.</p>	<p>This site scores joint 4th out of 11.</p> <p>The site scores positively on housing, employment and infrastructure provision.</p> <p>It scores negatively on land use, pollution and flooding.</p> <p>The other objectives cannot be scored against due to insufficient information.</p>
<p>4. Marston Vale Comprehensive Mixed Use Area</p>	<p>Series of small new or expanded settlements, as detailed (a) – (d) below</p>						<p>This site scores joint 4th out of 11.</p> <p>The site scores positively on housing, employment and infrastructure provision.</p>

Table 2 – Site Assessment summaries

							It scores negatively on land use, pollution and flooding. The other objectives cannot be scored against due to insufficient information.
(a) Land situated between the A421 (to the west) and the Bedford-Bletchley Railway line (to the east), to the north of Brogborough and to the south of Marston Moretaine	200ha. (approx.) comprising: up to 5,000 dwellings (35% affordable) -community/ leisure facilities -retail -employment land 40ha for B1/2/8 -mixed use -30% woodland plantation	Part of the northern area of the site is within both 2 & 3 zones Part of the site (near Lidlington) contains a SAM and it surrounds one near Brogborough. CWS at Brogborough Lake Landscape consideration - high due to the site being on raised ground in the West. The site will dominate the landscape. Hedgerows and areas of woodland across the site. SSS/Ancient Woodland at Marston Thrift	No Green Belt or AONB This development may have the potential to join up Marston Moretaine, Lidlington, Brogborough and Millbrook into one large urban area but the proposals state that the development would consist of a small number of separate settlements or neighbourhoods and would not detract from the separate identities of existing by using strategic landscape treatments.	Site owned by developer. No known constraints declared on the delivery of phasing of land 5-10 years to commence development and then 10 -15 years to complete. Deliverable in the Plan period up to 2031, but occur more in the second half.	The proposal is a substantial development as it will create a number of new small settlements (up to 3 with c.2, 000 populations) but could provide the necessary extra housing and employment growth in the future. Many of the other settlements in CBC don't have the level of services to cope with large scale growth. This development would offer the opportunity to carefully plan and develop amenities needed for a large settlement. Its size will allow developers to plan around environmental constraints while substantially contributing woodland and other green space to the community forest.	Supplementary infrastructure will be required, including highways works, local facilities and strategic landscaping and open space to serve proposed development.	
(b) South of Woburn Road	18.35 (hectares) of which 10.95ha will be used for 350 dwellings at Marston Moretaine the rest of the site will be allocated for woodland and open space.	The whole site is in grade 5 (very poor) land. Part of southern area of the site is in zone 2+3	No Green Belt or AONB The site is of poor agricultural land with little distinctive landscape features. The proposed	1 main landowner. 0-5 years to commence development and then 5-10 years to complete.	This site is located on the edge of Marston Moretaine. There are limited environment constraints and will provide for 7ha of new planned woodland and open space to enhance	Creation of new access points off Woburn Road. Potential to connect into Sustrans Route 51 and wider footpath networks.	

Table 2 – Site Assessment summaries

		Adjoins a SAM Hedgerows on site edges and along railway cutting	woodland and open space will enhance the landscape.		the local environment and that of the Community Forest.		
(c) Brogborough Lake (East)	100 dwellings and leisure	Landscape consideration – high due to the site being woodland and this having to be cut down for development Part of the site is a CWS as is the adjoining lake.	No Green Belt or AONB The site is in the open countryside	Site owned by the developer 0-5 years to commence and complete development Deliverable in the plan period	The proposal is intended to enhance the lake as a water sports location.	Off the old A421	
(d) Brogborough Lake (North)	Employment and woodland	Eastern part of the site is in Flood Zones 2+3 Borders a CWS (Brogborough Lake) Landscape Consideration – low due to poor landscape and landfill site adjacent. Site will improved the landscape significantly	No Green Belt or AONB The site is in the open countryside but could provide for a useful landscape buffer for the landfill site.	Site owned by the developer 0-5 years to commence development 5-10 years to complete the development	The proposal is dependant on the larger application obtaining planning permission. As the site is in the open countryside. It will provide vital jobs and has excellent transport links	Access will be off the duelled A421, a new junction will be built to serve the development.	
5. North Houghton Regis	An urban extension to the north of Houghton Regis, comprising: <ul style="list-style-type: none"> • 7,000 new homes • Associated infrastructure • 40 ha employment land 	Areas of flood risk in parts of the site. Site adjoins SSSI and SAM The land is currently designated as Green Belt. Sewage Treatment works in north west of site.	Scored 5 out of 8 in terms of meeting the objectives set out in the NPPF The development will be an extension of Houghton Regis into the Green Belt. The proposed A5-M1 Link Road will act as a defensible boundary to prevent any further growth northwards. This will prevent coalescence with villages such as Toddington and	The site is in multiple ownership, but managed by a consortium. The phasing and scale of the development will be dependent on the timing of the delivery of the A5-M1 Link Road. This might have an impact on delivery of housing in the medium term. Some new dwellings can be provided without the link road for the existing road network.	The site will contribute to the local housing need and promote economic growth through provision of 40ha of employment land. Development would provide a natural extension to Houghton Regis, thus well connected to existing urban areas as well as Dunstable. The scale of the proposed development will allow for the contribution toward	Access to the site is limited. The development is dependent on the A5-M1 Link road and this development could facilitate an extension to the Luton-Dunstable Guided Busway. Woodside Connection will also improve access from the Woodside Industrial Estate to the new Junction 11a.	This site scores 3rd out of 11. The site scores positively on housing, employment, infrastructure provision and transport (due to new bypass proposed). It scores negatively on land use, pollution and flooding. The other objectives cannot be scored against due to insufficient information. This is the third top

Table 2 – Site Assessment summaries

			<p>Charlton.</p> <p>Green belt has helped with the recycling of Brownfield land in Houghton Regis and Dunstable.</p> <p>It has prevented the growth of Dunstable and Houghton Regis northwards thus protecting the countryside from encroachment.</p>		<p>social and community infrastructure.</p> <p>The development will facilitate regeneration opportunities in Houghton Regis.</p>		scoring site.
6. North of Luton	<p>Urban extension extending northwards from Luton, comprising:</p> <ul style="list-style-type: none"> -mixed use -community facilities -4,000 new homes -20 ha employment -contributions to the North Luton Bypass 	<p>The site has some environmental constraints.</p> <p>Landscape sensitivity varies across the site.</p> <p>Site is located in Green Belt.</p> <p>The site adjoins AONB with Chiltern views and features.</p> <p>Drays Ditches SAM</p>	<p>Scored 7 out of 8 in terms of meeting the objectives set out in the NPPF</p> <p>The development will be an extension of Luton into the Green Belt. The proposed North Luton Bypass will act as a defensible boundary to prevent any further growth northwards. This will prevent coalescence with villages such as Sundon and Streatley.</p> <p>Green belt has prevented the growth of Luton northwards thus protecting the countryside from encroachment and facilitated the recycling of Brownfield land.</p> <p>It has also prevented Luton merging with the villages to the north of the town.</p>	<p>Site is managed by a consortium.</p> <p>This development is dependent on the construction of the Luton Northern Bypass and Junction 11A with the M1.</p> <p>This will affect housing delivery in the medium and long term. i.e. commencement is expected within 8 years.</p> <p>Considered that it can be delivered in the plan period.</p>	<p>The site will contribute to the local housing need and promote economic growth through provision of 20ha of employment land.</p> <p>The scale of the proposed development will allow for the contribution toward social and community infrastructure. Also allows for opportunities for the regeneration of Marsh Farm.</p> <p>This development could provide opportunities for contributions to the proposed North Luton Bypass and opportunities to improve the public transport in this area.</p>	<p>Proposed North Luton Bypass could potentially ease congestion thus there will be opportunities to provide funding for this road.</p> <p>The scale of the proposed development also offers potential to improve public transport in this area.</p> <p>The site contains the AONB in the north east and so development in this area, particularly the design of the Bypass would need to be carefully planned.</p>	<p>This site scores joint 4th out of 11.</p> <p>The site scores positively on housing, employment and infrastructure provision.</p> <p>It scores negatively on land use, pollution and flooding.</p> <p>The other objectives cannot be scored against due to insufficient information.</p>
7. North West Dunstable	- 650 new homes	Maiden Bower SAM	It has good proximity to Dunstable town	Although located in the Green Belt, it will not	Although it provides much needed housing,	The land is being promoted by the	This site scores joint 9th out of 11.

Table 2 – Site Assessment summaries

	<ul style="list-style-type: none"> - Employment space - Open space 	<p>Green Belt</p> <p>Sensitive landscape resulting from SAM.</p>	<p>centre and access to the A5.</p> <p>Site not dependent on major transport infrastructure but would benefit from the proposed A5-M1 Link road.</p>	<p>result in coalescence with neighbouring villages.</p>	<p>the development here will have a detrimental impact on the setting of the SAM.</p> <p>The scale of the proposed development is not significantly large enough to contribute to infrastructure.</p>	<p>landowners and developers and they anticipate delivery within a 5 year time period.</p> <p>The site is not dependent on the delivery of major infrastructure although the A5-M1 Link road could impact the phasing of development.</p>	<p>The site scores positively on housing, employment and infrastructure provision.</p> <p>It scores negatively on land use, pollution, flooding and transport.</p> <p>The other objectives cannot be scored against due to insufficient information.</p> <p>This is the third worse scoring site</p>
<p>8. Sundon Rail Freight interchange</p>	<p>40ha employment land associated with the rail freight interchange (5ha), potential for an additional 7ha for employment land (minerals distribution depot) to the north of the site.</p>	<p>Provides an opportunity to enhance and maintain the SSSI and CWS to the east of RFI.</p>	<p>Score 8 out of 8 in terms of meeting the objectives set out in the NPPF</p> <p>The Green Belt has prevented growth north of Luton thus protecting the countryside from development.</p> <p>The green belt has also prevented the villages from merging with each other and preserved the setting of Sundon Manor.</p>	<p>Sundon RFI is reliant on the construction of the Luton Northern Bypass and Junction 11A for access to the M1, both of which are dependent on the North Luton Mixed-Use development coming forward as this development is expected to contribute to the funding of this infrastructure, as well as Sundon RFI.</p>	<p>Provides a range of employment opportunities for Central Bedfordshire.</p> <p>Good location for employment with potential access to M1 and employment pool in Luton, Dunstable and Houghton Regis.</p>	<p>Reliant on the construction of the Northern Luton Bypass and Junction 11a.</p> <p>-Reliant on the construction of the North Luton Mixed-Use development.</p>	<p>This site scores 10th out of 11.</p> <p>The site scores positively on land and employment.</p> <p>It scores negatively on pollution and flooding.</p> <p>This site is the only site to score two neutral effects to housing and promoting healthier lifestyles, due to the nature of an employment only development.</p> <p>The other objectives cannot be scored against due to insufficient information.</p> <p>This site is the only site for employment land only and scores the second worse.</p>
<p>9. West of Leighton Linslade</p>	<p>Mixed use development comprising:</p> <ul style="list-style-type: none"> - 250-500 new homes - employment land 	<p>The site is located on landscape characterised by high landscape value,</p>	<p>The scale of the proposed development is unlikely to have a major impact on the</p>	<p>The site is not located on green belt and there are no villages in close proximity to</p>	<p>The scale of the site has been reduced from what was previously proposed.</p>	<p>The majority of the site is in single ownership and a housing developer has options</p>	<p>This site, scores 2nd out of 11.</p> <p>The site scores</p>

Table 2 – Site Assessment summaries

	<p>- open space - associated infrastructure</p>	<p>particularly on the upper ridges in the west of the site.</p> <p>The views into the site are rural.</p> <p>There is limited access into the site.</p>	<p>viability of public transport services in the area as it is unlikely to generate sufficient patronage to support additional services.</p> <p>Access to the site is limited from Derwent Road in Leighton Linlade.</p> <p>The proposal for a country park/open space on the development could encourage improved access and mobility through the provision of cycle and walking routes through the site.</p>	<p>the west of Leighton Linlade.</p>	<p>The new scheme proposes a reduced number of homes to between 250 and 500 and these will be located on the flatter slopes of the site and not on the upper ridges which were more prominent. Although a reduced scale, the proposed development could still provide on-site community and social facilities and contribute to existing off-site facilities.</p>	<p>on this land.</p> <p>The development is not dependent on any major infrastructure to support the development.</p> <p>The site is located within Aylesbury Vale and therefore delivery of the site can not be guaranteed.</p>	<p>positively on biodiversity, landscape, housing, employment, infrastructure and transport provision.</p> <p>It scores negatively on land use, pollution and flooding.</p> <p>The other objectives cannot be scored against due to insufficient information.</p> <p>This site is the second highest scoring site.</p>
<p>10. West of Luton</p>	<p>Mixed use development comprising: -5,500 new homes -27.6ha employment land -mixed use</p>	<p>Site located on green belt.</p> <p>2 CWS in site and site adjoins AONB.</p> <p>Landscape character - The northern area is part of a wider AONB escarpment and Blows Down area and is largely inaccessible agricultural land with a mix of arable and woodland providing an important rural setting to the Luton and Dunstable conurbation.</p> <p>Due to the open and exposed landscape any development would have the potential to be highly visible particularly the ridge top connection</p>	<p>Scored 7 out of 8 in terms of meeting the objectives set out in the NPPF</p> <p>The site is located within the green belt and it is considered that development here would contribute to the coalescence between Luton and the villages located near the proposed development.</p>	<p>The land is promoted by a Consortium, who has undertaken various studies to support the development on their site.</p> <p>Delivery is expected within the plan period and site is not dependent on major infrastructure.</p> <p>Concern over the suitability of the location as a major employment area given transport connectivity issues.</p>	<p>The site does provide a significant amount of housing and employment land together with the associated community and social infrastructure.</p> <p>The development also proposes extensive sports facilities.</p> <p>As an extension of Luton, the site is not very well connected to Luton at all. The severance of the M1 makes integration with the existing urban area difficult to achieve. This is due to the lack of connectivity and points of access across the M1.</p>	<p>A major transport route is proposed through the site from north to south.</p> <p>It is proposed to link in with the Luton and Dunstable Guided Busway.</p> <p>Access to Luton is limited due to the M1 and the only vehicular access proposed is using the existing access on the B4540/Luton Road and a pedestrian access is proposed across the M1.</p> <p>The current level of public transport provision is limited and the scale of the development will therefore assist in</p>	<p>This is the worst scoring site, scoring 11th out of 11.</p> <p>The site scores positively on housing, employment.</p> <p>It scores negatively on land use, pollution, flooding and transport provision (due to poor connectivity to Luton)</p> <p>The other objectives cannot be scored against due to insufficient information.</p> <p>This site is the lowest scoring site due to the negatives and lack of positive scoring.</p>

Table 2 – Site Assessment summaries

		with the scarp has a higher visual sensitivity as development would be visible across much of Dunstable and create the impression of a greatly extended urban area.			The impact of flights to and from Luton airport makes this a less preferable site in noise terms compared with other alternatives. Potential growth of the airport also needs to be considered.	raising demand. The constraints of the road network are considered to limit the scope and capacity to deliver these services.	
11. Land to the South of the Wixams Southern Expansion Land	An extension to current site allocation MA3: 500 dwellings (35% affordable) -Primary School, community facilities -Country Park (to act as southern buffer for Wixams) -3.5 hectares of Employment land (B1/2/8) -Mixed use local centre Energy centre	The lowest 'C' good grade of agricultural land. Flood zone 2 is adjacent to the West boundary with the B530.	No Green Belt or AONB Landscape buffer would be required along the southern boundary and this is proposed to be provided as a Country Park	No known constraints declared on the delivery of phasing of land 3 landowners and the site is under option to a developer 5-10 years to commence development and then complete in 10-15 years Deliverable in the Plan period up to 2031, but occur more in the second half. Comprehensive strategic infrastructure (transport, education, green infrastructure) has/will be delivered as part of the main Wixams development and MA3. 'Village' approach' to phasing in line with the rest of Wixams.	Site referred to in adopted LDF (North) as the intended Masterplan for MA3 is to explore the potential to deliver further mixed use development post 2026 together with a country park in order to put in place a long-term southern boundary to Wixams and maintain separation from the village of Houghton Conquest. Additional housing could be provided in a location which already benefits from considerable investment in strategic highway infrastructure whilst securing sustainable patterns of travel due to proximity of a new rail station at the Wixams (opening 2015). Further opportunities for employment provision at this location in addition to the allocation made under MA3. Sufficient scale to deliver supporting	Direct access from public highway already established Various new access points to be achieved. Creation of a new junction off the (upgraded) B530; and via MA3. Public rights of way exist across the site.	This is the highest scoring site, scoring 1 st out of 11. The site scores positively on biodiversity, landscape, housing, employment, health, infrastructure and transport provision. It scores negatively on land use, pollution and flooding. The other objectives cannot be scored against due to insufficient information. This site is the highest scoring site due to the lack of constrains.

Table 2 – Site Assessment summaries

					facilities (new primary school, local centre); deliver land for a country park already identified in policy MA3 to enable a long term boundary between the Wixams and other settlements to the south.		
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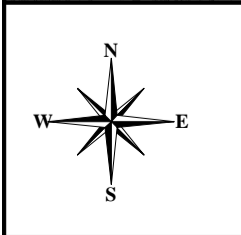
Table 1 – Summary of findings for assessment of each individual sites

Key:

Dark Green (DG)	No concerns, with positive impacts identified
Light Green (LG)	No significant concerns identified, with some possible positive impacts
Yellow (Y)	No or unknown effect (further information required to make an evaluation)
Amber (A)	Some concerns and/ or constraints identified
Red (R)	Some significant impacts and concerns identified

Site	Proposal	Constraints	Green Belt/ coalescence issues	Deliverability	Suitability	Accessibility ¹	Overall comment
1. Aspley Guise Triangle area	330 hectares located to the South East of Milton Keynes in CBC: - 6,000 dwellings and 15ha employment? - community facilities - any other uses required as part of MK growth	A	A	LG	A	t.b.c.	A
2. East of Leighton Linlade	Greenfield development primarily comprising: -2,500 new homes -16ha employment land - mixed uses	LG	A	LG	LG	t.b.c.	LG
3. East of Luton	Mixed-use development located in Hertfordshire comprising: - between 3,000 and 5,000 new homes; - associated infrastructure	A	R	Y	LG	t.b.c.	A
4. Marston Vale Comprehensive Mixed Use Area	200ha. (approx.) comprising: - up to 5,000 dwellings - community/ leisure facilities - retail - employment land 70ha (approx.) - mixed use - 30% woodland plantation	LG	LG	LG	LG	t.b.c.	LG
5. North Houghton Regis	An urban extension comprising: - 7,000 new homes - Associated infrastructure - 40ha employment land	LG	A	LG	LG	t.b.c.	LG
6. North of Luton	Urban extension comprising: - community facilities - 4,000 new homes - 20 ha employment - contributions to the North Luton Bypass	Y	R	LG	LG	t.b.c.	LG
7. North West Dunstable	- 650 new homes - Employment space - Open space	A	A	LG	Y	t.b.c.	A
8. Sundon RFI	Proposed capacity approximately 55 ha in area. The RFI will be approximately 5 ha in size and provision for 40 ha (approx.) of employment land. Approximately 7 ha to the north could be developed as a potential minerals distribution depot	LG	R	LG	LG	t.b.c.	LG
9. West of Leighton Linlade	Development comprising: - 250-500 new homes - employment land - open space - associated infrastructure	A	DG	DG	Y	t.b.c.	A
10. West of Luton	Mixed use development comprising: - 5,500 new homes - 27.6ha employment land - mixed use	A	R	LG	A	t.b.c.	A
11. Land to the South of the Wixams Southern Expansion Land	An extension to current site allocation MA3: 500 dwellings (35% affordable) - Primary School, community facilities - Country Park (to act as southern buffer for Wixams) - 3.5 hectares of Employment land (B1/2/8) - Mixed use local centre - Energy centre	DG	DG	LG	DG	t.b.c.	DG

¹ The potential land capacity of each of the proposals is in the process of being fed into strategic transport modelling being undertaken by the Council's consultants AECOM. This will establish an understanding of the potential impacts to delivery in transport terms and mitigation measures that may be required under each site. The findings of this work are expected shortly and will be incorporated into this assessment work. Where relevant, some comments are offered in the assessment process on different highway/transport aspects of the proposals.



Date: 08 May 2012

Scale 1:100000

All Sites for Assessment

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