

## POLICY CHECKLIST

Policy	Description of Policy	Compliance
<b>National Policy</b>		
PPS1 – Sustainable Development (2005)	<p>Seeks to ensure sustainable development is provided for in local planning policy documents. Sustainable development is delivered based on the UK principles of:</p> <ol style="list-style-type: none"> <li>1. Social cohesion and inclusion</li> <li>2. Protection and enhancement of the environment</li> <li>3. Prudent use of natural resources</li> <li>4. Sustainable economic development</li> </ol>	<p>The proposed development meets the key principles set out in PPS1.</p> <ol style="list-style-type: none"> <li>1. The proposal consists of the creation of a new residential community. The services provided within the proposal will ensure that the new community are adequately served by a variety of social facilities within an accessible location.</li> <li>2. The proposal will positively contribute to the overall surrounding of the site.</li> <li>3. During the construction stage of this development, consideration will be given to the type of resources used, to ensure that a prudent use of natural resources is used.</li> <li>4. The proposal will provide a variety of services including new housing, retail and education facilities. This will stimulate and promote economic development within this location.</li> </ol>
Supplement to PPS1 – Planning and Climate Change (2007)	<p>The Supplement to PPS1 (sPPS1) sets out how planning should contribute to reducing greenhouse gas emissions. Stabilising climate change and adapting to its foreseeable effects. The document sets a series of objectives covering general, social, environmental and economic objectives for the delivery of sustainable development. For considering individual planning applications, paragraph 42 of the sPPS1 states that planning authorities should expect new developments to adhere to the following principles:</p> <ol style="list-style-type: none"> <li>1. Compliance with DPD policies on local requirement for decentralised energy supply and sustainable buildings.</li> <li>2. Take account of landform, layout, orientation,</li> </ol>	<ol style="list-style-type: none"> <li>1. At the reserved matters stage of this application an energy strategy will be developed which will focus upon meeting DPD requirements.</li> <li>2. An energy strategy will be put into place which will seek to minimise energy consumption.</li> <li>3. The developer and its contractors will aim to use materials in construction awarded at least a D rating or above. Where possible, local materials and reclaimed materials will be sourced during construction. All buildings proposed will meet current building regulations, and the energy efficiency rating of new buildings will be B or above.</li> </ol>

**POLICY CHECKLIST**

	<p>massing and landscaping to minimise energy consumption.</p> <p>3. Consider how all aspects of the development, together with the proposed density and mix of development, support opportunities for decentralised and renewable or low carbon energy supply.</p> <p>4. Deliver a high quality local environment.</p> <p>5. Provide public and private open space so that it offers accessible choice of shade, shelter and recognises opportunities for flood storage, wildlife and people.</p> <p>6. Give priority to the use of sustainable drainage systems and consider the contribution to be gained from water harvesting from impermeable surfaces and encourage layouts that accommodate waster water recycling.</p> <p>7. Provide for sustainable waste management</p> <p>8. Create and secure opportunities for sustainable transport in line with PPG 13</p>	<p>4. Significant landscaping improvements are proposed throughout the whole site. These include a comprehensive green infrastructure framework which will provide new areas of structural planting and landscape buffers.</p> <p>5. The proposal will also provide up to 12 hectares of formal and informal open space. The alignment of the Chilterns Way will also be retained and incorporated as a key green link throughout the development. New areas of structure planting will also be provided, together with reinforced green corridors and hedgerow planting.</p> <p>6. A drainage strategy for the site has been prepared, which will ensure that surface water run off within the site will be discharged to the underlying permeable chalk strata. Deep bored soakways will also be constructed.</p> <p>7. All of the proposed properties will have sufficient space to incorporate a home composting system. Recycling facilities could also be provided at suitable locations within the site.</p> <p>8. The scheme will encourage individuals to undertake a variety of sustainable transport patterns within and around the site. The scheme also includes the provision of additional pedestrian and cycling pathways</p>
<p>PPG 2 Green Belts</p>	<p>The fundamental aim of Green Belts is to prevent urban sprawl by keeping land permanently open.</p> <p>Para 1.5 identifies 5 key purposes for including land within the Green Belt.</p> <p>Para 1.6 identifies the use of Green Belt land.</p> <p>Para 3.2 states 'Inappropriate development is, by definition harmful to the Green Belt. It is for the applicant to show why permission should be granted.</p>	<p>The application site is located within the green belt, and therefore this type of development would typically constitute as being inappropriate.</p> <p>However, as evidenced within the accompanying planning statement, we have identified a variety of very special circumstances which demonstrate the appropriateness of this proposal. These include;</p> <ul style="list-style-type: none"> <li>• An inadequate 5 year housing supply within Luton and South Bedfordshire.</li> </ul>

**POLICY CHECKLIST**

	<p>Very Special Circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations’.</p>	<ul style="list-style-type: none"> <li>• The delivery of 40% affordable homes.</li> <li>• The provision of a Putteridge Bury Management Plan.</li> <li>• Significant Landscaping and habitats enhancements.</li> </ul> <p>We believe that the scheme will not significantly undermine the purposes of including land in the green belt in the wider area where this is to be retained.</p> <p>The scheme will have no significant harm to the green belt, and the very special circumstances which have been identified within this statement illustrate the justification of the proposal and outweigh such harm.</p>
<p>PPS 3 Housing</p>	<p>The planning objectives of the policy seek to achieve;</p> <ul style="list-style-type: none"> <li>• High quality housing that is well-designed and built to a high standard.</li> <li>• A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.</li> <li>• A sufficient quantity of housing taking into account need and demand and seeking to Improve choice.</li> <li>• Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.</li> <li>• A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.</li> </ul>	<p>The proposal includes the provision of up to 1000 new dwellings.</p> <p>The proposed housing will be well-designed and built to a high standard. The scheme will provide a mix of housing, consisting of 2, 3 and 4 bedroom homes, a quantity of which will be affordable.</p> <p>The Housing Assessment Paper submitted alongside this Planning Statement concludes that the Luton Borough Council only have a housing supply of 3.2 years.</p> <p>Therefore, given that the Council does not have a minimum 5 year housing supply; new housing developments within this location must be looked upon favourably.</p>
<p>PPS6 – Planning for Town Centres (2005)</p>	<p>The Government's key objectives within this policy are;</p> <ul style="list-style-type: none"> <li>• Enhancing consumer choice by making provision for a range of shopping, leisure and local services;</li> <li>• Supporting efficient, competitive and innovative retail, leisure, tourism and other sectors.</li> <li>• Improving accessibility, ensuring that existing or new development is, or will be, accessible and well served by a choice of means of transport.</li> </ul>	<p>The provision of a new local centre will enhance consumer choice in the area. The siting of the centre will make the centre an accessible location in relation to the surrounding residential areas.</p> <p>As detailed within Section 6 of the Statement, we have demonstrated that the local centre proposal accords with the relevant policy tests.</p>

## POLICY CHECKLIST

	<p>The policy also sets out a series of key tests by which LPA must assess proposals. These include;</p> <ul style="list-style-type: none"> <li>• The need for development</li> <li>• The development is of an appropriate scale</li> <li>• There are no more central sites for the development</li> <li>• There are no unacceptable impacts on existing centres; and</li> <li>• The locations are accessible.</li> </ul>	
<p>PPS 9 : Biodiversity and Geological Conservation</p>	<p>PPS9 sets out planning policies on protection of biodiversity and geological conservation through the planning system.</p>	<p>As part of this planning application submission a variety of measures were taken to ensure the protection of biodiversity and geological conservation. A Green Infrastructure Framework Strategy has been submitted as part of this application. A landscape buffer will also be provided which will visually separate the development from Cockerhoe.</p> <p>Measures will also be taken during the construction stages to ensure that all existing habitants are sensitively dealt with. This will include the installation of bat boxes, creation of an artificial badger sett and the planting of new species.</p>
<p>PPG13 – Transport (2001)</p>	<p>The objectives of this guidance are to:</p> <ul style="list-style-type: none"> <li>• Promote more sustainable transport choices for people;</li> <li>• Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling;</li> <li>• Reduce the need to travel, especially by car.</li> </ul>	<p>The scheme will encourage individuals to undertake a variety of sustainable transport patterns within and around the site. the location of the local centre and the residential area will provide easy access to shopping facilities, and will encourage individuals to access these facilities via walking or cycling, thus reducing the reliance on the private car.</p> <p>A Transport Assessment has been submitted alongside this application which concludes that no significant impacts are predicted as a result of this proposal. A Travel Plan will also be produced for the site.</p>

## POLICY CHECKLIST

<p>PPG 17 : Planning for Open Space, Sport and Recreation</p>	<p>Open spaces, sport and recreation all underpin people's quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives. These include:</p> <ul style="list-style-type: none"> <li>• Supporting an urban renaissance</li> <li>• Supporting a rural renewal</li> <li>• Promotion of social inclusion and community cohesion</li> <li>• Health and Well Being</li> <li>• Promoting more sustainable development</li> </ul>	<p>The proposals include the provision of a considerable amount of open space. This space could be used for sport or recreation facilities, and encourage individuals to exercise which will promote good health and well being.</p> <p>Approximately 12 hectares of open space will be provided and will include children's play areas, a playing pitch and additional allotment areas.</p>
<p>PPS25 – Development and Flood Risk (2006)</p>	<p>The aims of this PPS are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.</p>	<p>As part of the proposal, we have submitted a Flood Risk Assessment has been prepared. This Assessment identified the site as being located in Flood Risk 1 (low risk). The Assessment predicts that no significant impacts will occur as a result of the proposal. Sustainable drainage systems are also proposed which will control surface water run off at this location.</p>
<p><b>East of England Regional Spatial Strategy</b></p>		
<p>Policy SS1 : Achieving Sustainable Development</p>	<p>This strategy seeks to bring about Sustainable development by applying;</p> <ol style="list-style-type: none"> <li>1. The Guiding principles of the UK Sustainable Development Strategy 2005</li> <li>2. The elements contributing to the creation of the sustainable communities described in Sustainable Communities: Homes for All</li> </ol>	<p>This proposal accords to this policy and seeks ;</p> <ol style="list-style-type: none"> <li>1. Adhering to the guiding principles within the Strategy by creating a sustainable development.</li> <li>2. The proposal is intended to provide and create a new community, and promote social inclusion, accessibility and good design.</li> </ol>
<p>Policy SS3 : Key Centres for Development and Change</p>	<p>To achieve sustainable development and the aims of Policies SS1 and SS2 – New developments should be concentrated within a variety of locations across the East of England, one of which is identified as Luton/Dunstable/Houghton Regis &amp; Leighton Linlade</p>	<p>This proposal is located within an identified area for new residential developments to take place.</p>

## POLICY CHECKLIST

<p>Policy SS7 : Green Belt</p>	<p>This policy identifies that strategic reviews of green belt boundaries are needed in the following areas to meet regional development needs at the most sustainable locations;</p> <ul style="list-style-type: none"> <li>• Stevenage, involving land in Stevenage and North Hertfordshire</li> <li>• Hemel Hempstead, involving land in Dacorum and probably St Albans Distinct</li> <li>• Harlow, involving land in Harlow, East Hertfordshire and Epping Forest Districts and</li> <li>• Welwyn/Hatfield, involving land in Welwyn Hatfield District and potentially St Albans District</li> </ul>	<p>The proposed site is located within the Green Belt. However, within the MKSMSRS acknowledges that green belts sites are to be considered for housing developments to ensure that the minimum housing targets can be achieved.</p> <p>Therefore, the development of will ensure that the regional development needs are sustainably meet.</p>
<p>Policy H1 : Regional Housing Provision 2001 -2021</p>	<p>This policy identifies the minimum dwelling provision 2001-2021 for all areas and districts within the Plan. For the MKSM Strategy Area: Luton/Dunstable/Houghton Regis together with Leighton Linslade there is a required minimum of 26,300 dwellings between 2001-2021.</p>	<p>As detailed within Section 5 of the Statement, this proposal will contribute towards the housing targets for the MKSM Strategy Area.</p>
<p>Policy H2 : Affordable Housing</p>	<p>Within the overall housing requirement in Policy H1, Development Plan Documents should set appropriate targets for affordable housing, taking into account;</p> <ul style="list-style-type: none"> <li>• The objectives of the RSS</li> <li>• Local Assessments of affordable housing need</li> <li>• The need where appropriate to set specific, separate targets for social rented and intermediate housing</li> <li>• Evidence of affordability pressures</li> <li>• The Regional Housing Strategy</li> </ul>	<p>Within our proposal we are seeking to ensure that 40% of the overall housing provided will be made affordable, which goes beyond the affordable housing requirements for the area.</p>

**POLICY CHECKLIST**

<b>MKSMSRS</b>		
<p>Strategic Policy 1 : Locations for growth</p>	<p>.The policy identifies location of growth within the Sub-Region. Within the Luton/Dunstable &amp; Houghton Regis (with Leighton Linlade) areas, it states that a total of 26,300 new homes are required between 2001-2021.</p>	<p>The proposed site is located within an area which has been identified within the Luton and South Bedfordshire Core Strategy Preferred Options Paper as an area for housing growth.</p> <p>Major new housing developments are required to ensure that the target of 26,300 new homes is built between 2001-2021. Therefore this proposal will contribute towards achieving this aim of this policy.</p>
<p>Strategic Policy 3 : Sustainable Communities</p>	<p>Sustainable Communities will be achieved in the Sub Region through the implementation of development in accordance with the following principles; designing attractive cities, towns and public places;  <ul style="list-style-type: none"> <li>• promoting the highest standards of environmental performance, including all aspects of water resource management;</li> <li>• ensuring good accessibility and providing better public transport;</li> <li>• facilitating safe and convenient movement on foot and by cycle;</li> <li>• reducing reliance on car-based transport;</li> <li>• maximising the opportunities afforded by growth to facilitate the regeneration of deprived communities;</li> <li>• protecting, enhancing, and increasing the Sub-Region's stock of strategic environmental and cultural assets;</li> <li>• providing green infrastructure for existing and expanding communities, including access to green space that promotes healthy lifestyles and can be used for formal and informal recreation and educational purposes;</li> <li>• ensuring that the countryside in and around towns is sensitively designed to assimilate urban extensions into the landscape and accommodate links to and from the wider countryside;</li> <li>• improving skills levels, enterprise, and innovation support;</li> <li>• ensuring a supply of housing of the right types, sizes</li> </ul> </p>	<p>The proposal represents an opportunity to create a new sustainable community. The proposal will incorporate many of the principles of Sustainable Communities by encouraging sustainable travel journeys, providing new housing and shopping facilities.</p> <p>It will also encourage new recreational, business and job opportunities.</p> <p>The proposal seeks to create high quality designed building which will be accessible to all members of the community.</p> <p>The scheme will also provide an appropriate range and mix of housing units, including an element of affordable housing. The provision of retailing facilities will provide necessary social provisions for the new community.</p>

**POLICY CHECKLIST**

	<p>and tenure, and providing a step change in both the quantity and quality of affordable housing to meet the needs of the Sub-Region;</p> <ul style="list-style-type: none"> <li>• providing the social (e.g. primary, secondary, further and higher education, health and social care) and environmental (e.g. water supply and treatment) infrastructure in accordance with current deficits and additional demands;</li> <li>• managing and reducing demand where appropriate (e.g. demand for water);</li> <li>• taking advantage of development opportunities for different scales of renewable energy in the Sub-Region;</li> <li>• providing high quality employment land and premises which meets the needs of growing industries;</li> <li>• maximising the contribution of previously developed land to the Sub-Region's growth;</li> <li>• promoting and facilitating community development through the active involvement of the voluntary and community sectors; and             <ul style="list-style-type: none"> <li>• ensuring improved community safety.</li> </ul> </li> </ul>																			
<p>Bedfordshire and Luton Policy 2(b) Luton/Dunstable/Houghton Regis and Leighton Linlade</p>	<p>Together, the LDDs for the area should provide for total growth in the period 2001—2021 as follows:</p> <p>Dwellings in Luton/Dunstable/Houghton Regis</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Total</th> <th>Annual Avg Rate</th> </tr> </thead> <tbody> <tr> <td>2001-06</td> <td>3,500</td> <td>700</td> </tr> <tr> <td>2006-11</td> <td>6,500</td> <td>1,300</td> </tr> <tr> <td>2011-16</td> <td>8,000</td> <td>1,600</td> </tr> <tr> <td>2016-21</td> <td>8,300</td> <td>1,660</td> </tr> <tr> <td>Total 2001-21</td> <td>26,300</td> <td>1,315</td> </tr> </tbody> </table> <p>The rates to 2011 reflect likely implementation constraints, and include any housing arising from the Luton/ Dunstable/ Houghton Regis/ Leighton Linlade growth area provided in North Hertfordshire or Aylesbury Vale. However, given the urgent importance of raising housing output, LDDs should ensure that these rates can</p>	Year	Total	Annual Avg Rate	2001-06	3,500	700	2006-11	6,500	1,300	2011-16	8,000	1,600	2016-21	8,300	1,660	Total 2001-21	26,300	1,315	<p>The proposal includes up to 1000 new dwellings which will contribute towards the housing figures set out in this policy.</p>
Year	Total	Annual Avg Rate																		
2001-06	3,500	700																		
2006-11	6,500	1,300																		
2011-16	8,000	1,600																		
2016-21	8,300	1,660																		
Total 2001-21	26,300	1,315																		

**POLICY CHECKLIST**

	<p>be achieved and consider if and how it would be possible to achieve a faster build up during these years.</p> <p>The levels of development proposed require a significant increase in employment and will be monitored against an increase in employment of 12,000 jobs in Luton Borough and 600 jobs in South Bedfordshire District in the period to 2021. The forthcoming review of the RSS for the East of England (The East of England Plan) will provide the earliest opportunity for these figures to be reviewed. Subject to testing through LDDs, land should be safeguarded for a further 15,400 houses and 7,400 jobs in the period 2021-2031, although allowances should be made within these figures for continuing recycling of urban land after 2021.</p> <p>These longer-term figures should be regarded as uncommitted planning assumptions purely for the purpose of the Green Belt reviews and will be subject to further review at an appropriate future date.</p>	
<p><b>North Hertfordshire District Local Plan (2007)</b></p>		
<p>Policy 2 : Green Belt</p>	<p>In the Green Belt, as shown on the Proposals Map, the Council will aim to keep the uses of land open in character. Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact.</p>	<p>Very special circumstances for development to take place within the Green Belt has been demonstrated for this proposal. The supporting planning documentation has identified there is an inadequate 5 year housing supply within the Luton and South Bedfordshire area.</p> <p>40% of the dwellings proposed will be made affordable which is also presented as a very special circumstance for Brickkiln.</p> <p>The proposals will also bring significant landscaping and habitant improvements to the area, and a Management Plan for Putteridge Bury will also be provided.</p>

## POLICY CHECKLIST

<p>Policy 14 : Nature Conservation</p>	<p>For Local Nature Reserves, Sites of Special Scientific Interest, Nature Reserves of the Hertfordshire and Middlesex Wildlife Trust, and sites of local Wildlife Significance, the Council will preserve their wildlife importance by not normally granting planning permission for development proposals in these sites, or which may harm their value, and will seek their continued management for nature conservation.</p> <p>For sites of Wildlife Value, the Council will not normally grant planning permission for development proposals which do not take account of and encourage the potential nature conservation value of the site.</p> <p>Elsewhere, or when a development proposal is acceptable, the Council will expect development proposals to take account of, and where possible, to show improvements to the nature conservation value of the site and its surroundings.</p> <p>In addition, the Council may require the preparation and implementation of a management scheme to maintain or enhance the site's nature conservation value.</p>	<p>There are no statutory landscape designations within the site boundary. A Green Infrastructure Framework has been submitted in support of this proposal. This will retain and reinforce existing features of value such as Brickkiln Wood for the benefit of people and wildlife. Overall no significant adverse landscape impacts are anticipated on completion.</p>
<p>Policy 16 : Areas of Archaeological Significance and other Archaeological Areas</p>	<p>For Archaeological Areas, the Council may require a preliminary evaluation of any potential archaeological remains before deciding to permit or to refuse development proposals.</p> <p>For Areas of Archaeological Significance, a preliminary evaluation will be required as part of the application for development which could disturb any possible archaeological remains. To assess the archaeological value of specific sites, the Council will seek expert advice. If the site is judged to be nationally important, and the remains should be left undisturbed, the Council will normally refuse development proposals which adversely affect the site or its setting.</p> <p>On other sites, the Council may permit development proposals with conditions and/or a formal or informal agreement, depending on the archaeological value, to provide:</p>	<p>As part of this planning proposal an archaeological assessment was undertaken. No cultural heritage features of greater than low value have been identified within the site following an extensive programme of baseline surveys which have included desk-based assessment, fieldwalking, geophysical survey and trial trench evaluation. These surveys demonstrate that there is a low level of late prehistoric and Romano-British activity within the site, but there is no evidence for a focus of settlement or industrial activity. On current evidence this activity is best interpreted as the remains of an extensive, but dispersed, process of clay extraction.</p> <p>Overall the proposed development will not have any major adverse impacts on the cultural heritage resource of the site</p>

## POLICY CHECKLIST

	<ul style="list-style-type: none"><li>i. an excavation before development; and/or</li><li>ii. facilities and an agreed period of time for access to the site for an investigation and/or a for 'observation' of the groundworks as development progresses by someone appointed by the Council; and/or</li><li>iii. other measures as necessary; and/or</li><li>iv. a contribution from the developer towards the funding of any relevant investigation.</li></ul>	and its surrounding area.
--	---	---------------------------