

# **Caddington and Slip End Neighbourhood Plan**

**Sustainability Appraisal incorporating Strategic  
Environmental Assessment**

**Final report**

**February 2017**



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## **APPENDICES**

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# 1 INTRODUCTION

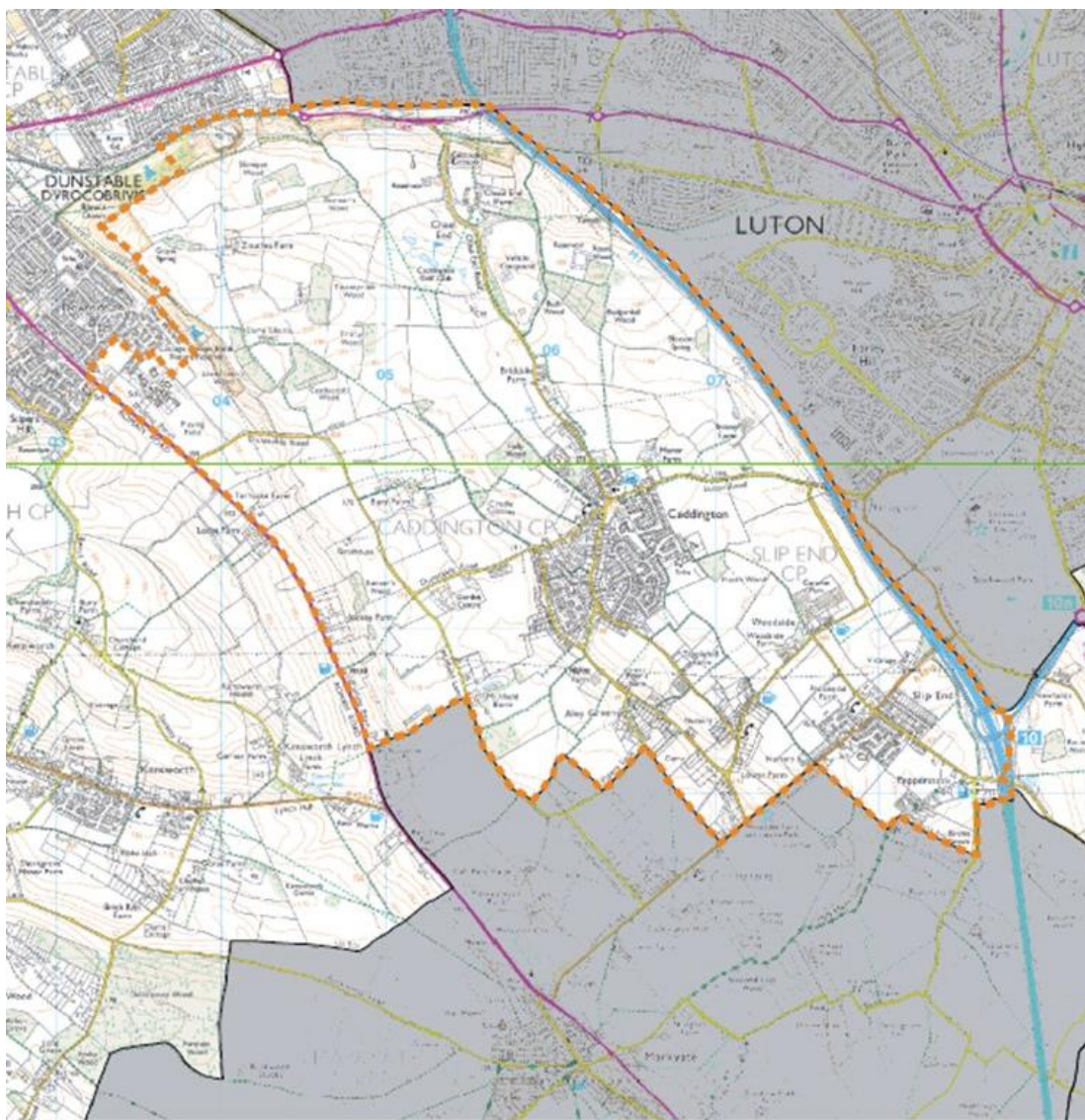
- 1.1 This document sets out the baseline information on the parish, the plans and policies influencing the production of the Caddington and Slip End Neighbourhood Plan (CaSENP), current sustainability issues that are facing the parish and the sustainability objectives that the Neighbourhood Plan should strive to achieve. The consultation responses to the Sustainability Framework Scoping Report published by the Caddington and Slip End Neighbourhood Plan Steering Group (CaSENPSPG) on behalf of Caddington and Slip End Parish Councils in February 2015 have been taken into account when preparing the final sustainability framework on which to test the plan policies.
- 1.2 The sustainability objectives identified in this document have been the subject of consultation with Central Bedfordshire Council, the Environment Agency, Natural England and Historic England between March and April 2015. The objectives have been amended to take account of the advice and comments received. A summary table of the comments from consultees is contained in Appendix A.
- 1.3 The commitment to the achievement of sustainable development has been set out in legislation introduced at both European and national level. In 2004 the European Directive on Strategic Environmental Assessment (Strategic Environmental Assessment) was implemented in the UK. This sets out the requirement for Strategic Environmental Assessment, which has been incorporated into the Sustainability Appraisal process. Section 39 of the Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. The Sustainability Appraisal incorporates the Strategic Environmental Assessment process – for ease, this report is referred to as the Sustainability Appraisal from now on in this document, although it incorporates the elements required for Strategic Environmental Assessment.
- 1.4 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:
  - Living within environmental limits
  - Ensuring a strong, healthy and just society
  - Building a strong, stable and sustainable economy
  - Promoting good governance
  - Using sound science responsibly
- 1.5 One of the means by which sustainable development can be achieved is through the land-use planning process. The Caddington and Slip End Neighbourhood Plan will need to be in general conformity with the South Bedfordshire Local Plan 2004. If approved by a referendum, the Neighbourhood Plan will become a part of the development plan for the parishes of Caddington and Slip End.
- 1.6 The Caddington and Slip End Neighbourhood Plan can help to achieve sustainable development as it aims to ensure that development meets the needs of people living and working in the parishes, while at the same time helping to ensure that adverse environmental impact is minimised.



## 2 METHODOLOGY

- 2.1 The Caddington and Slip End Neighbourhood Plan covers the whole of the parishes of Caddington and Slip End (see Figure 2.1). It has been prepared by a Steering Group comprising members of Caddington and Slip End Parish Councils and volunteers from the community. To inform the Sustainability Appraisal, data was collected about Caddington and Slip End on a wide range of matters.
- 2.2 The majority of the district-wide data had already been collected for the Sustainability Appraisal work to inform the emerging Central Bedfordshire Local Plan and had been obtained from the various sources best placed to provide accurate data in their relevant area of expertise. This information has enabled the environmental, social and economic issues facing both the district and Caddington and Slip End to be established.

**Figure 2.1: Caddington and Slip End Neighbourhood Plan designated area**



Neighbourhood Plan Area

- 2.3 The Caddington and Slip End Neighbourhood Plan has been developed through an extensive programme of engagement with the local community. This included developing the following vision for the development of the neighbourhood area up to 2031:

*'Our vision for this Neighbourhood Plan is to make Caddington and Slip End the most sustainable rural communities in the country – bar none.*

*This encompasses the unique challenge of protecting and celebrating our past, retaining the best of our present, and actively creating a sustainable future.*

*Our neighbourhood has significant historical importance, which has received international recognition; as well as preserving the key elements of our history; we want to make it more accessible for enjoyment and education, through creation of the Heritage Greenway.*

*An important part of our present is the rural feel of the two parishes, comprising a string of individual villages and hamlets. We want to retain this characteristic, ensuring the individual communities remain separated through undeveloped green spaces.*

*Future planning will cater for increased housing demand for older people and younger entrants to the housing market, whilst ensuring that we maximise the sustainability of our community, through careful consideration of design, energy, communication and local service provision aspects; all created in a safe and secure environment.*

*Our plan area intends to be energy self-sufficient through the local generation of green energy – both commercially and through micro-generation at the household level'*

- 2.4 The Caddington and Slip End Sustainability Appraisal has developed its 11 sustainability objectives, based upon the sustainability objectives in Central Bedfordshire Council's previously emerging Local Plan (since withdrawn). Local issues and objectives have been identified, and the indicators used to measure these are from local sources at a local scale wherever possible. These will help assess the sustainability issues facing Caddington and Slip End, to be addressed where possible in the Neighbourhood Plan.

### **3 POLICY CONTEXT**

- 3.1 The Caddington and Slip End Neighbourhood Plan is being prepared in accordance with national and local planning policies. At the national level, the National Planning Policy Framework (NPPF) establishes the scope and purpose of neighbourhood plans. At the local level, the development plan comprises the saved policies of the 2004 South Bedfordshire Local Plan.
- 3.2 Appendix B provides a summary of the programmes, plans and other documents which influence the Caddington and Slip End Neighbourhood Plan. Key objectives and indicators have been identified and these have been incorporated into the sustainability framework and used to inform baseline data and the identification of key issues.



## **4 BASELINE NATURAL ENVIRONMENT**

### **Introduction**

- 4.1 This section assesses the natural environment within and surrounding the Neighbourhood Plan Area. It identifies the opportunities and constraints presented by the natural environment which may impact upon the Neighbourhood Plan.

### **Area of Outstanding Natural Beauty (AONB)**

- 4.2 Part of the Neighbourhood Plan Area is washed over by the Chilterns AONB. An AONB is designated solely for landscape qualities, with the purpose of conserving and enhancing natural beauty. Both the AONB and the views from it will need to be a key consideration in this Neighbourhood Plan.

### **Agricultural Land Classification**

- 4.3 The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. The ALC system classifies land into five grades, with the highest quality agricultural land being classified as Grade 1 with only minor limitations to agricultural use, land which is very poor quality and has severe limitations is classified as Grade 5. The most recent guidance on the ALC system was produced by Natural England in 2002 and is available on their website. Central Bedfordshire Council has not produced any detailed work on ALC.
- 4.4 The majority of the Neighbourhood Plan Area covers Grade 3 ALC land. Land which is classified as Grade 3 is of good to moderate agricultural quality. This means that the land has moderate limitations which may affect the choice of crops, timing and type of cultivation, harvesting, or the level of yields.

### **Landscape Character Assessment**

- 4.5 A Landscape Character Assessment (LCA) is a method used to understand a landscape, how it was formed and how it may change in the future. A LCA helps to ensure that change and development does not undermine what is characteristic or values about a particular place, it also identifies ways in which the landscape can be enhanced or the character improved.
- 4.6 The LCA for south Bedfordshire identifies that the neighbourhood plan area lies within the Caddington – Slip End Chalk Dipslope in close proximity to the South Dunstable Chalk Escarpment. This area is predominantly under arable cultivation within large open fields and horses grazing in paddocks are a feature. There are large woodland blocks including many Ancient Woodlands. There is a distinct difference between the north and south of the landscape, the north is generally unsettled and contains a large amount of deciduous and mixed woodland whilst the southern half has a notable lack of woodland but contains the main settlements of Caddington and Slip End, plus some hamlets. Caddington and Slip End are both expanded modern post war settlements.
- 4.7 Development within this area should conserve the integrity of the chalk escarpment and dip slope transition which is a key feature of the Chiltern landscape. It should also maintain the rural/urban transition with the sense of the area being distinct from Dunstable, with the escarpment providing a natural barrier to southwards extension of the conurbation. Development should safeguard the character and separate identity of the historic settlements,

and limit further development which would create the impression of a much larger urban area. Core elements of the settlement character should be conserved and enhanced, including the recreation green and church and setting at Caddington. Change of use of former agricultural buildings and land to industrial or commercial land uses should be monitored; it should be ensured that ancillary changes such as boundaries, lighting, and access respect the rural AONB location. Demand for recreation activities such as golf courses should also be monitored, it should be ensured that golf course management is sensitive to the AONB location and planting involves locally native species. In addition demand for construction of further tall structures on the open ridges and plateau areas should be monitored and the impacts both within the areas and the wider visual impact considered. Opportunities for enhancing the character of the roads and encouraging land uses along the roads to respect the rural (and often AONB) location in choice of screening, planting and fencing should be considered. Any highways improvements should be sensitive to the particular character of this rural area and unsympathetic traffic calming measures, roundabout, lighting schemes and excessive signage should be avoided as these can create a more urban character.

## **Green Belt**

- 4.8 The Green Belt washes over the Neighbourhood Plan area with the exception of Caddington and Slip End which have been excluded from the Green Belt. This Neighbourhood Plan does not have the power to alter the Green Belt boundary; however Central Bedfordshire Council may alter the Green Belt as part of the Local Plan process.
- 4.9 All five of the Green Belt criteria set out in the NPPF for assessing sites to be allocated in the Green Belt must be considered, along with other relevant parts of the NPPF. The impact on the Green Belt and its function is to be minimised. Redevelopment of sites within settlements already excluded from the Green Belt should be considered first. Sites should also be judged in the context of the physical proximity of the strategic allocations set out in the Development Strategy.

## **Risk of flooding**

- 4.10 This SA includes an assessment of the risk of flooding from both surface water and rivers. The risk presented by rivers or surface water will need to be considered in any allocation of land as part of the neighbourhood plan.
- 4.11 The area which would naturally be affected by flooding if a river were to rise above its banks is called a floodplain. In planning terms there are two different types of Floodplain shown on Flood Maps for Planning:
- Flood Zone 3: shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded from the sea by a flood which has a 0.5% chance or greater of happening each year, or from a river by a flood that has a 1% or greater chance of happening each year.
  - Flood Zone 2: shows the additional extent of an extreme flood from the rivers or the sea. These outlying areas are likely to be affected by a major flood with up to a 0.1% chance of occurring each year.
- 4.12 According to Environment Agency data, Caddington and Slip End do not lie within Flood Zone 2 or 3; however there is a small area of Floodplain associated with the River Ver to the south west of the Neighbourhood Plan area.

- 4.13 Maps on the Environment Agency's website and Central Bedfordshire Council's own flood risk assessment maps have been used to assess the flood risks presented by rivers and surface water within and in proximity to the Neighbourhood Plan Area.
- 4.14 There are some parts of the Neighbourhood Plan Area which are at risk of surface water flooding. There are some medium and high risk areas within the Neighbourhood Plan Area which will need to be assessed in further detail when allocating land for development in the Neighbourhood Plan.

## **County Wildlife Sites**

- 4.15 Local sites are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites. A number of different terms are used to describe Local Wildlife Sites, including Sites of Importance for Nature Conservation (SINCs), Sites of Nature Conservation Importance (SNCIs) and County Wildlife sites. Local Wildlife sites are usually selected within a local authority area and the process is often managed by the local Wildlife Trust together with representatives of the local authority and other local wildlife groups. They support both locally and nationally threatened wildlife and many sites will contain habitats and species that are priorities under the county or UK Biodiversity Action Plans (BAP).
- 4.16 Designation as a CWS does not confer protection on the site, or right of access, however for any significant change of land use the planning authorities will expect the wildlife interest to be taken into account alongside the other normal planning considerations. Green infrastructure planning can help to link or buffer existing wildlife sites, providing them with increased protection from harmful activities and making their wildlife populations more sustainable.
- 4.17 Central Bedfordshire Council has designated County Wildlife sites within and around the neighbourhood plan area, these include:
- Folly Wood CWS
  - Badgerdell Wood CWS
  - Castlecroft Wood CWS
  - Little John's and Dame Ellen's Wood CWS
  - Blow's Downs CWS (and SSSI)
  - Skimpot Wood CWS
  - Stanners Wood CWS
  - The Linces CWS
- 4.18 Blow's Downs is managed by the Wildlife Trust, its 46 hectares in size and lies within the Neighbourhood Plan area to the north western border. Blow's Downs is a site with steep chalk hills which has allowed the site to retain grassland rich in wildlife. Much of the site is designated as a Site of Special Scientific Interest (SSSI). A designation of SSSI means that the site represents one of the country's best wildlife and/or geological sites.
- 4.19 Skimpot Wood and Stanner's Wood lie just south of Blow's Downs with Castlecroft Wood, Dame Ellen's Wood and Little John's Wood just south of these. Folly Wood lies just north of Caddington, just west of the Collins Wood residential estate. Badgerdell Wood lies to eastern border of the Neighbourhood Plan area, just east of the former GM site. The Linces lies to the northern edge of the Neighbourhood Plan Area.

## Protected Species (BAP Species)

- 4.20 The UK Biodiversity Action Plan (UK BAP), published in 1994 sets out a programme for conserving biodiversity in the UK. The UK BAP has published lists of species and habitats that are conservation priorities which are under threat because of their rarity and rate of decline. Species were assessed according to four criteria:
- Threatened internationally.
  - International responsibility and a 25% decline in the UK.
  - More than 50% decline in the UK.
  - Other important factors, where quantitative data on decline were lacking but there is other evidence of extreme threat.
- 4.21 Detailed information on species which are protected in this area is available from the Bedfordshire and Luton Biodiversity Recording and Monitoring Centre (BRMC) who are contactable at [www.bedsbionet.org.uk](http://www.bedsbionet.org.uk). In summary the Neighbourhood Plan Area includes the following protected species; Butterflies (Small Heath, Small Blue, Wall and Dingy Skipper), Dormouse, Hedgehog and Slow Worm. In addition it can also be assumed that there will be bats, birds and badgers using the habitat features.

## Tree Preservation Orders

- 4.22 Tree Preservation Orders can be established by the Council for either individual trees or groups of trees and woodlands. A TPO can be made on a single tree, a group of trees or a woodland and is made by the Council because the tree(s) are considered to bring an amenity value to the surrounding area. The Order makes it an offence to cut down, uproot, prune, lop or damage the tree in question without first obtaining the Council's consent. There are some trees in both Caddington and Slip End which have TPO's.
- 4.23 Trees can be protected because they:
- have significant impact on their surroundings, for example, they form an important feature within the local landscape.
  - have an historical association with the local area.
  - are a rare species.

## Ancient Woodland

- 4.24 Ancient Woodland is land which has had a continuous woodland cover since at least 1600 AD, and may be:
- ancient semi-natural woodland (ANSW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally; or
  - plantation on ancient woodland sites (PAWS), where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century.
- 4.25 Ancient woodlands are particularly important because they are exceptionally rich in wildlife, including many rare species and habitats; are an integral part of England's historic landscapes, and act as reservoirs from which wildlife can spread into new woodlands.
- 4.26 There are some areas of ancient woodland in the following parts of the Neighbourhood Plan Area:

- Skimpot Wood
- Stanners Wood
- Dame Ellen's Wood and Little John's Wood
- Castlecroft Wood
- Bush Wood, Badgerdell Wood and Round Wood
- Folly Wood

4.27 There are also some areas of ancient woodland in close proximity to the Area though located just outside of it, including the Birchin Grove woodland which lies just south west of Pepperstock.

## **Pollution and Contaminated Land**

1.1.1 According to the Central Bedfordshire Council website:

*'The legal definition of contaminated land requires there to be significant probability of significant harm to humans, water, protected ecology or crops/buildings from substances in, on, or under the land.'*

4.28 Central Bedfordshire Council's Contaminated Land team will need to be consulted during the allocation of sites. Sites will need to be checked against the information held by the Contaminated Land team.

## **Renewable Energy**

4.29 There are proposals for a Solar Photovoltaic (PV) Farm at Millfield Farm in Caddington. This is proposed by Emsrayne Ltd. The site is approximately 11.4 hectares in size and lies 200m south-west of Caddington. The site would be accessed through the adjoining Cotswold Business Park.

## **Waste**

4.30 Central Bedfordshire Council's minerals and waste department have been consulted to identify mineral and waste sites within the Area. Two sites lie within the Area, these are:

- Caddington Golf Course: The course is being extended and remodelled through the importation of inert waste material. This is a temporary landfill operation as the importation of material is to cease by 19th December 2014, and the land restored in accordance with an approved landscaping scheme within a further 12 months.
- Herons Farm, Mancroft Road, Caddington: A lawful use certificate allows the importation and storage of building materials, soil and subsoils to a maximum height of 3 metres and the crushing of building materials for recycling and use elsewhere.

4.31 In addition to this, planning permission has recently been granted at Newlands Farm which is within the parish of Hyde but borders the Slip End Parish. Planning permission has been granted for the importation of fill material for final deposition, this is from junction 10a where the M1 widening development is taking place. Importation is to cease within 18 months, and the land restored back to agriculture within a further 6 months.

## **Summary**

4.32 If the Neighbourhood Plan was not produced then it is possible that threats could face the natural environment within the Neighbourhood Plan Area. As both Luton and Central Bedfordshire expand and require more homes, some pressure is placed on Caddington and Slip End parishes. The AONB and the views from it could be affected by development, including impacts on views and emissions from increased levels of traffic. The AONB must be protected

from the effects of development. There is also the potential for the need for homes to put pressure on good quality farmland.

- 4.33 The neighbourhood plan process allows the community to take charge of development and allocate it to sites which they believe are suitable. This SA allows the community to understand the limitations and opportunities presented by the area and allocate development accordingly. The community can ensure that the development is allocated sensibly, taking account of:
- Risk of flooding on site and impacts on flood risk across the neighbourhood plan area;
  - Proximity to and impacts on protected and important species, including County Wildlife Sites;
  - Limitations of site in relation to TPOs;
  - Proximity to Ancient Woodland;
  - Any polluted or contaminated land within or in proximity to any sites;
  - Any renewable energy or waste sites within the neighbourhood plan area.
- 4.34 This assessment has shown that there are a great number of natural environment considerations which must be fully considered in the full Sustainability Appraisal and then fed into the Neighbourhood Plan. It also shows that there is great potential to use the neighbourhood planning process to protect and enhance what is a currently a high quality and diverse natural environment.

## 5 BASELINE BUILT AND HISTORIC ENVIRONMENT

- 5.1 This section assesses the baseline condition of the built and historic environment within the Neighbourhood Plan Area. It considers the potential opportunities and constraints presented within the Area by the built and historic environment.
- 5.2 The National Planning Policy Framework (NPPF) defines any building; monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest as a "Heritage Asset". Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing), these are often referred to as "non-designated heritage assets".

### Designated Heritage Assets

#### Conservation Areas

- 5.3 The centre of Caddington is designated a Conservation Area. A detailed map is available on Central Bedfordshire Council's interactive mapping website.
- 5.4 The special interest that justifies the designation of the Caddington Conservation Area derives from a number of architectural, historic and environmental factors including:
- The Grade II\* listed All Saints Church and the attractive tree-lined churchyard which forms an open, informal green space which defines the wider setting to the church.
  - The Green which historically and presently forms the attractive and well-used core of the village. There are also attractive grouping of mature trees within and to the edge of The Green.
  - A series of terraces of late 19th century housing which partially enclose sections of the green.
  - A good example of the international modern architectural style school building typical of the immediate post-war period.
  - A small non-conformist chapel forming a group with the adjacent terrace of cottage style houses.
  - A good example of a terrace of workers houses on Luton Road which still retain their rear outbuildings.
- 5.5 The Conservation Area was reviewed in December 2012 and it was concluded that no boundary changes were required. Some opportunities were identified which could be encouraged for enhancement of the buildings and spaces including; improvements to roadsides and footways, reinstatement of traditional features (doors, windows, clay tile/natural slate roofs, high quality shop frontages), potential rationalisation of parking on and around The Green, better integration of the War Memorial, and potential redevelopment of the commercial premises to the west of The Green.

#### Scheduled Monuments

- 5.6 The Zouches Farm deserted village and manorial enclosures lies within the Neighbourhood Plan Area to the north-west. The site is designated as a Scheduled Monument and protected under the terms of the 1979 Ancient Monuments and Archaeological Areas Act.

#### Listed Buildings

- 5.7 There are five buildings within the Neighbourhood Plan area that have been placed on the Statutory List of Buildings of Special Architectural or Historic Interest These are:

- Zouche's Farmhouse, Parish of Caddington: This Grade II listed building is thought to have been built around the 17th Century. It lies in the north-west of the Neighbourhood Plan area and is in close proximity to the Zouches Farm Medieval village and manorial enclosures Scheduled Monument.
- Boundary Cottage, Pipers Lane, Parish of Caddington: This house is situated in Aley Green, it is Grade II listed and is thought to have been built sometime in the 16th or 17th century.
- Church of All Saints, Caddington: This Church is Grade II\* listed and some parts of the building date from the late 12th Century. The church was restored in 1875.
- Chaul End Farm House, Parish of Caddington: The Chaul End Farmhouse is Grade II listed, dating from some time around the late 16th or early 17th Century.
- Church of St Andrews: The Church of St Andrew is located to the north-east of Slip End, it dates to between 1889 and 1890 and is Grade II listed.

### **Registered Parks and Gardens**

- 5.8 There are no designed landscapes which appear on the Register of Historic Parks and Gardens of special historic interest in England within the Neighbourhood Plan Area. However, the Luton Hoo Estate, part of which is a Grade II\* designed landscape lies to the east of Slip End, on the other side of the M1.

## **Non-Designated Heritage Assets (identified by the Local Planning Authority)**

### **Archaeological Notification Areas**

- 5.9 The Central Bedfordshire and Luton Historic Environment Record (HER) maintains a list of all known archaeological sites and areas of archaeological potential for the two authority areas. There are Archaeological Notification Areas within the Neighbourhood Plan area, during the site allocation process a full assessment will be undertaken in relation to the relevant sites.

### **Historic Land Uses**

- 5.10 Caddington and Slip End are adjoining historic parishes, both with rural communities. The parishes lie within Central Bedfordshire but abut the Hertfordshire/ Bedfordshire border. Prior to 2001 the two parishes which this Neighbourhood Plan will cover were both served by a single Parish Council. The greater part of the Neighbourhood Plan Area is designated as Green Belt, but with the settlements of Caddington and Slip End excluded.
- 5.11 In addition to the villages of Caddington and Slip End, the parishes contain a number of hamlets including Aley Green, Chaul End, Woodside and Pepperstock.
- 5.12 Immediately south of Chaul End Village lies an area of hard standing which has been used by Vauxhall motors since the 1950's. The site is 27 hectares in size, the operational part of the site is a large concreted area which is screened from view by surrounding mature woodland. The site was first used by the General Motors Estate in the 1950's when it was developed as a test track for new models from the Luton Vauxhall factory. When testing was moved to a new facility, the site became a vehicle storage facility with space for 6,500 cars and vans. However, as GM evolves its manufacturing process it no longer needs a site of this size and as such is now promoting the site for development.



## **Summary**

- 5.13 The Caddington Conservation Area will restrict what development can take place within the centre of Caddington; however the Neighbourhood Plan may provide the opportunity to enhance the Conservation Area.
- 5.14 Scheduled Monuments, Listed Buildings, the Conservation Area and their settings must be taken account of. Site allocations should be assessed on a site-by-site basis to ensure conflict will not arise with these designated heritage assets and where development is unavoidable in relation to non-designated archaeological sites, the impact of the development should be appropriately mitigated. In addition, opportunities to conserve and enhance the area's heritage assets may be explored as part of the neighbourhood planning process.
- 5.15 The history of the Neighbourhood Plan Area is that of a rural community made up of villages and hamlets. This is something which the community very much wish to preserve.

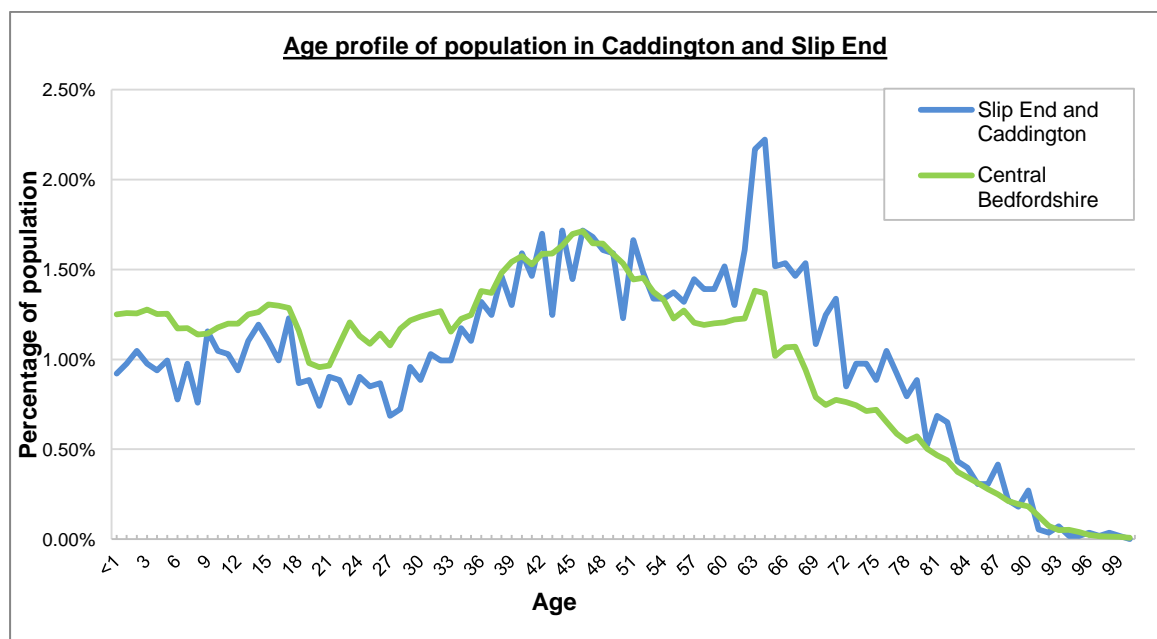
## 6 POPULATION

- 6.1 This section presents the baseline situation within the Neighbourhood Plan Area in terms of population using mainly Census data. It details the current and past population trends and then identifies the opportunities and limitations presented by this demographic. Since the Area covers both the Caddington and Slip End parishes both have been considered as one in terms of general population statistics, however the housing baseline section will begin to explore the different identities of each parish.

### Population and Demographics

- 6.2 The population of Caddington is 3,703 and the population of Slip End is 1,831, this gives a combined population of 5,534 for the Neighbourhood Plan Area. Approximately 51% of the population are female.
- 6.3 The 2011 Census data for age shows that the average age of a resident in the Area was 44.2; this is slightly higher than the Central Bedfordshire average of 39.7. Figure 6.1 maps the age profile of the population of the Area in comparison to the Central Bedfordshire average. As shown, there is a higher proportion of over 60's and lower proportion of under 30's in Caddington and Slip End in comparison to the Central Bedfordshire average. This indicates that there are less young families in Caddington and Slip End, with higher proportions of older people.
- 6.4 The Housing Needs Survey (HNS) undertaken for the Steering Group found that over the 10 years between 2001 and 2011 the proportion of children and young people in Caddington and Slip End reduced, as did the proportion of 25 to 44 year olds. Correspondingly the proportion of people aged 45 and over increased, particularly in Slip End. The overall effect has been that the populations of Caddington and Slip End are relatively older than the average for Central Bedfordshire.

Figure 6.1 Age profile of Neighbourhood Plan Area in comparison to Central Bedfordshire average (using 2011 Census data)

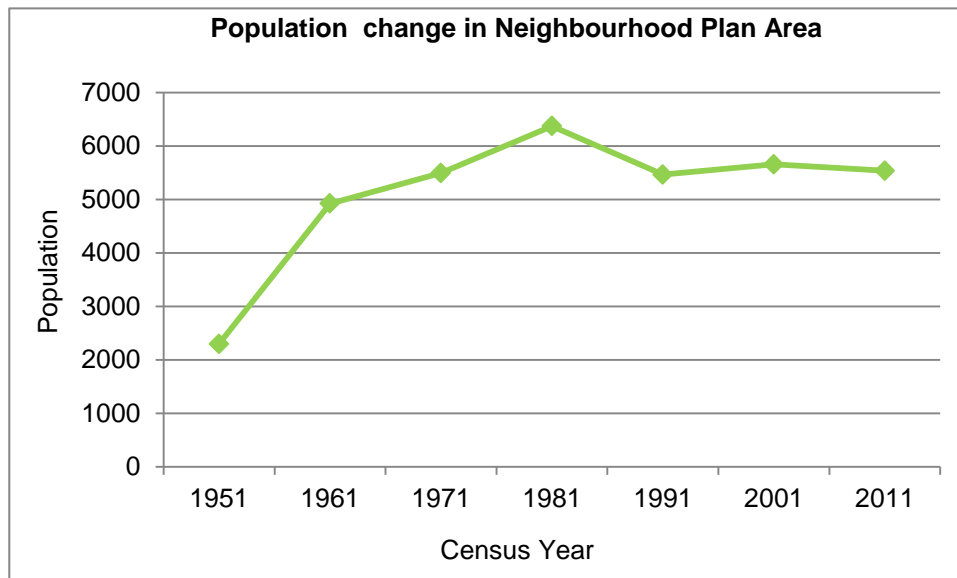


Adapted from data from the Office for National Statistics licensed under the Open Government Licence v.2.0.

### Population Change

- 6.5 Due to the recent change in parish boundaries it is difficult to assess the change in population in the parishes individually, so the Neighbourhood Plan Area as a whole has been considered. Figure 6.2 shows the change in population between 1951 and 2011 in the Area using data from the Census for the Caddington and Slip End parishes. As shown the population peaked in 1981 and declined quickly to 1991, since then the population has been fairly stable around 5,500.

Figure 6.2: Changing population over the last 60 years in the Neighbourhood Plan Area



Adapted using Census data taken from the archives of Bedford Borough Council at:

[www.bedfordshire.gov.uk/CommunityAndLiving/ArchivesAndRecordOffice/CommunityArchives](http://www.bedfordshire.gov.uk/CommunityAndLiving/ArchivesAndRecordOffice/CommunityArchives)

### Summary

- 6.6 The population of Caddington is much higher than that of Slip End and there is an even balance of males to females. The census data has shown that the average age across the Neighbourhood Plan Area is older than the Central Bedfordshire average. The proportion of the population which is over 60 is much higher than the Central Bedfordshire average; correspondingly the proportion of under 30s is much lower. This indicates that there are less young families and more older people in the Neighbourhood Plan Area. The HNS showed that the proportions of children and young people in Caddington and Slip End reduced between 2001 and 2011, as did the proportion of 25 to 44 year olds.
- 6.7 The combined population of the Caddington and Slip End Parishes appears to have stabilised around 5,000 after peaking in the 1980's at around 6,000.

## 7 ECONOMY

- 7.1 This section presents the baseline situation in terms of employment in the Neighbourhood Plan Area. It draws on a survey of local businesses undertaken by the Steering Group and also on Census data and Luton Borough's Employment Technical Paper. This section aims to identify potential opportunities and limitations in terms of the Neighbourhood Plan for the area.

### Employment Sites and Sectors

- 7.2 The Cotswold Business Park lies off Millfield Lane in Caddington. In addition to this there are smaller employment sites around both parishes, including the retail units, pubs and restaurants. Both Luton and Dunstable provide local employment opportunities to the north of the site, and Luton also provides a rail link to a range of employment opportunities in London.
- 7.3 The Employment Technical Paper written in 2013 as part of technical evidence for the Development Strategy identified employment sites in Central Bedfordshire. The closest cluster of employment sites to the Neighbourhood Plan Area within Central Bedfordshire is identified in Dunstable, including some to the southern edge of Dunstable.
- 7.4 The Luton Employment Land Review identifies the main centres of economic activity and employment space within the borough. These include;
- The Vauxhall IBC Plant
  - Luton Airport and its adjoining office, retail and leisure uses
  - Luton town centre with a concentration of office, retail and leisure uses
  - A range of general industrial estates spread across the urban area (including Sundon Business Park and Luton Enterprise Park)
  - Two large, high quality office parks (Capability Green and Butterfield Park)

### Survey of Local Businesses in Caddington

- 7.5 In 2012 a survey of local businesses was undertaken in Caddington. This found that the majority of available retail units were occupied and that a majority actively sold goods or services to the general public on a walk-in basis, there were also a few retail units which had a more business/administrative use.
- 7.6 The survey showed that the majority of retail units surveyed were single site businesses though a couple were part of small local groups and there was one supermarket which was part of a national chain. With only the one exception, the outlets surveyed were all found to be managed by a person with a significant stake in the ownership of the business.
- 7.7 Half of business owners said that the reason that their business was located in the area was because they lived within Caddington or Slip End. The next most popular reason for business owners locating in the area was the availability of a unit when the wider area was being considered.
- 7.8 The evidence from the survey suggested a relatively low turnover of occupants, with many settled, established businesses. The survey did not identify any strong feelings amongst business owners as to needing more or less retail units in Caddington.
- 7.9 Whilst surveying the retail units in Caddington, Cotswold Business Park was also surveyed. Five different businesses were identified on the Cotswold Business Park, these businesses were of the following nature; IT software development & marketing, design, housing development &

renewable energy, maritime security, and finance & insurance. All of these businesses anticipated the need for more staff and more office space in the foreseeable future.

- 7.10 Some of the employees commuting to work in the Neighbourhood Plan Area commented that they would like to live in Caddington or Slip End if suitable accommodation were available.

## Economic Status

- 7.11 The 2011 Census provides data of the economic status of the residents of the parish. As shown the share of people in part-time and self-employed work is fairly similar to the Central Bedfordshire average. The proportion of people who are retired is higher than the Central Bedfordshire average in both parishes, with the proportion in full time employment lower in both parishes than the Central Bedfordshire average. Both parishes also have the same proportion of unemployed residents as the Central Bedfordshire average.

Table 7.4: Economic Status of residents in Caddington and Slip End according to 2011 Census data

Economic Status	Caddington	Slip End	Central Bedfordshire Average
Economically active – Full-time	40%	42%	44%
Economically active – Part-time	15%	14%	14%
Economically active – Self Employed	11%	12%	11%
Economically active – Unemployed	3%	3%	3%
Economically active – Full-time student	2%	2%	3%
Economically inactive – Retired	19%	19%	13%
Economically inactive – Student (including full-time students)	3%	2%	4%
Economically inactive – Looking after home or family	4%	4%	4%
Economically inactive – Long term sick or disabled	2%	2%	2%
Economically inactive – Other	1%	1%	1%

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## Sectors of employment

- 7.12 The Census data from 2011 for people aged between 16-74 shows that the most common type of employment for residents of Caddington and Slip End was '*Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles*' in which 14% of employed residents worked, this is slightly below the Central Bedfordshire Average of 17%. Other common sectors of employment for residents of Caddington and Slip End include; Education (11%), Construction (11%), Human Health and Social Work Activities (10%), Manufacturing (9%), Professional, Scientific and Technical Activities (7%), Arts, Entertainment and Recreation (6%), and Transport and Storage (6%). The employment profile broadly represents the Central Bedfordshire average.

## Summary

- 7.13 There are some employment sites within the Neighbourhood Plan Area, however the majority of local employment is found in Dunstable and Luton. The vast majority of the retail units in Caddington are occupied, with many selling goods or services to customers on a walk-in basis. A large number of the businesses surveyed were single site businesses, though a few were part of small local groups and there was one which was part of a national chain.

- 7.14 The survey identified that a key reason for businesses owners locating their business in the Area was because they lived within the same area, followed by availability of a unit. The survey results suggest that there is a relatively low turnover of business units with businesses generally being well established; in addition the survey did not identify any strong feelings as to whether more businesses units are needed in Caddington and Slip End. Five different businesses were identified at the Cotswold Business Park; all of these businesses identified the likely need for more staff and office space in the near future.
- 7.15 Some employees commuting in to work in the Area commented they would like to live within the area if there were suitable accommodation available.
- 7.16 There appears to be a higher number of retired people within the Neighbourhood Plan Area than compared to the Central Bedfordshire average whilst the number in full-time employment is lower. In terms of sectors of employment, the profile for the Area broadly matches the Central Bedfordshire average.

## 8 HOUSING

- 8.1 This section presents the baseline situation within the Neighbourhood Plan Area in terms of housing. It draws mainly on the Housing Needs Survey (HNS) carried out by the Bedfordshire Rural Communities Charity (BRCC) on behalf of the neighbourhood plan steering group during summer of 2013. This HNS aimed to identify the housing needs within the area for the next 20 years with the intention that this would inform the Neighbourhood Plan. In addition to this Census data is also used.

### Housing baseline statistics

- 8.2 In 2001 in the parish of Caddington there were 1,529 households containing 3,673 residents. By 2011 this had grown slightly to 1,583 households containing 3,703 residents. In 2001 in the parish of Slip End there were 860 households containing 1,976 residents. By 2011 this had reduced to 831 households containing 1,831 residents. This reduction in households does not necessarily mean that houses have been taken away; it may be attributable to the temporary housing sites or travelling sites.

### Household Composition

- 8.3 The 2011 Census asked people what their living arrangements were, this begins to illustrate the make up of families living within the neighbourhood plan area. Table 8.1 shows the living arrangements within the neighbourhood plan area, as compared to the Central Bedfordshire average. In both parishes there are lower levels of households with dependent children.
- 8.4 The HNS also found higher levels of lone and multiple pensioner households, when compared with the Central Bedfordshire average.

Table 8.1: Household composition in the neighbourhood plan area according to 2011 Census data

Living in household composed of:	Neighbourhood plan area		Central Bedfordshire average
	Persons	Percentage of population	
Single person household	668	28%	26%
Married couple household with dependent children	372	15%	19%
Married couple household with no dependent children	853	35%	31%
Same-sex civil partnership couple household with dependent children	2	0%	0%
Same-sex civil partnership couple household with no dependent children	3	0%	0%
Cohabiting couple household with dependent children	89	4%	5%
Cohabiting couple household with no dependent children	172	7%	7%
Lone parent household with dependent children	124	5%	7%
Lone parent household no dependent children	95	4%	3%
Multi-person household of all full-time students	0	0%	0%
Multi-person household (other)	36	1%	2%

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## **Tenure and home type**

- 8.5 There are significantly higher levels of outright ownership, and lower levels of renting, than for Central Bedfordshire as a whole. The level of social renting is particularly low in Slip End, while private renting is low in Caddington.
- 8.6 Unlike most of rural Bedfordshire, Slip End has relatively fewer detached and semi-detached houses. This is because of the unusually high level of caravans and other temporary accommodation, due to there being a number of caravan parks in the parish. Caddington also has a caravan park, but also has higher levels of detached and semi-detached houses (and lower levels of terraced houses). There are few flats in the area.
- 8.7 The Valuation Office Agency sets council tax bands by considering the market value of a property; the cheapest band is Band A with the most expensive properties falling into Band H. The HNS calculated that 17.2% of dwellings in Caddington, and 17.6% in Slip End, were in the cheapest Council Tax Band (Band A), compared to only 8.6% for Central Bedfordshire as a whole. This probably reflects the high numbers of mobile homes in the area. However, only 3.1% of dwellings in Caddington, and 2.7% in Slip End, are in Band B, compared to 20.4% for Central Bedfordshire. This suggests that there may be a relative shortage of cheaper permanent housing in the area.

## **Housing pressures**

- 8.8 Overcrowded housing can highlight areas with pressing needs for more affordable housing, and overcrowding counts as a housing need for households applying through the Choice Based Lettings scheme. In 2011 there were 70 households in Caddington and Slip End classified as being overcrowded (data is rounded to nearest 5), which works out as less than the Central Bedfordshire average.
- 8.9 Where central heating is not present, fuel poverty is significantly more likely; and fuel poverty in Central Bedfordshire tends to be more of an issue in rural areas. Although the levels of households without central heating in Caddington and Slip End are under the Central Bedfordshire average, levels of fuel poverty (according to the previous definition where a household spends 10% or more of income on energy costs) are higher.
- 8.10 In 2010, 345 people in Caddington and 160 people in Slip End were classified as 'income deprived' (figure is rounded to nearest 5). At around 9% and 8% respectively of the populations of each parish, this is lower than the national average. However, there is evidence of concentrations of deprivation in the area, particularly the north of Caddington parish, Woodside and Pepperstock according to data from the Indices of Multiple Deprivation. In these areas there are some of Central Bedfordshire's highest levels of both older people and children suffering from income deprivation, as well as other indicators such as low qualification levels and long-term limiting illness.
- 8.11 At the time of the HNS there were 29 households in Caddington and Slip End on the Central Bedfordshire Council housing register, waiting list for affordable housing through the Choice Based Lettings scheme. In Caddington there were 15 on the register requiring a one bedroom property, three requiring a two bedroomed property and two requiring a three bedroomed property. In Slip End six were waiting for a one bedroomed property and three for a two bedroomed property. None of these people were identified to be in Band 1 with urgent housing need, though two were in Band 2 representing high housing need. Ten were identified to be in Band 3 representing medium housing need, and the remaining 17 were in Band 4 which constitutes low housing need.



- 8.12 It should be noted that the difficulty of securing affordable housing, particularly in villages, can act as a significant deterrent to people in housing need from placing themselves on the register; so this figure does not therefore necessarily represent the true number of residents in housing need. At the same time, since applicants to the register are no longer asked where they would prefer to live, it is not possible to know how many of the above would wish to remain in the parish.

## Property market

- 8.13 At the end of July 2013 the HNS found 56 properties on the market in the area. This is representative of around 2.5% of the housing stock in the two parishes; however the HNS report did note that the housing market was generally quieter during the summer. These are detailed in Table 8.2.

Table 8.2: Snapshot of properties for sale in Caddington and Slip End in July 2013 (taken from HNS report).

Dwelling size / type	Number	Asking price range
Caddington		
1 bedroom flat	2	£110 – £120,000
2 bedroom park home	1	£170,000
2 bedroom terraced	2	£200 – £210,000
2 bedroom semi	3	£225 – £250,000
3 bedroom terraced	1	£220,000
3 bedroom semi	5	£260 - £290,000
3 bedroom detached	5	£275 - £475,000
4 bedroom detached	8	£325 – £550,000
5 bedroom detached	4	£350 - £500,000
4 bedroom equestrian facility	1	£795,000
Slip End		
2 bedroom park home	4	£110 – £120,000
2 bedroom terraced	6	£175 – £250,000
3 bedroom terraced	3	£190 – £235,000
3 bedroom semi	7	£220 – £350,000
4 bedroom semi	1	£375,000
4 bedroom detached	3	£285 – £425,000

- 8.14 The HNS also considered property sales in the 24months to July 2013. This found that the most consistent market overall was for properties costing between £200,000 and £250,000. Slip End appeared to have better availability of cheaper properties, especially relative to settlement size.
- 8.15 The HNS also researched rental properties and found that in July 2013, there were seven properties in Caddington and Slip End available for private rent. These ranged in price from £685 to £1,800 per month. The HNS also identified that according to the 2011 Census eight households were in shared ownership in the area.

## Dwelling Types

- 8.16 Table 8.3 shows the number of dwellings by type in Caddington and Slip End. As shown there are a number of Caravan/Temporary structure units in Caddington and Slip End, higher than the Central Bedfordshire average. There is a much lower proportion of apartments/maisonettes in comparison with the Central Bedfordshire average showing that the area is not built to a high density.

Table 8.3: Types of dwelling present within neighbourhood plan area according to 2011 Census (with Central Bedfordshire average for comparison)

Household type	Number		Percentage		
	Caddington	Slip End	Caddington	Slip End	Central Bedfordshire Average
Houses or Bungalows	1,414	631	89%	76%	88%
Maisonette or Apartment	50	9	3%	1%	11%
Caravan or other mobile temporary structure	119	191	8%	23%	1%
Total Households	1,583	831	-	-	-

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## Gypsy and Traveller Sites

- 8.17 Central Bedfordshire Council has withdrawn its Gypsy and Traveller Local Plan which set out how it will meet accommodation needs up to 2031, however the Council remain committed to the preparation and adoption of a Plan which will meet the needs of the Gypsy and Traveller community.
- 8.18 A supporting Gypsy, Traveller and Showman Accommodation Assessment was produced as part of the withdrawn Plan, this included an appendix which identified existing sites. The existing sites identified in Caddington and Slip End were:

### Local Authority sites:

- Timberlands, Half Moon Lane, Pepperstock, Slip End

### Private Sites with permanent permission:

- Jockey Farm, Watling Street, Caddington.
- Little Acre, Half Moon Lane, Pepperstock, Slip End
- Greenvale, Watling Street, Caddington
- Eversholt Beaches, Watling Street, Caddington

- 8.19 The withdrawn Plan allocated sites to accommodate gypsy and traveller accommodation needs up to 2031. The closest of these proposed sites to the Neighbourhood Plan Area was site 92 which lies to the east of Watling Street, south of Dunstable. This is an existing site with permission for six permanent gypsy and traveller pitches; the allocation was for an extension to the existing site to accommodate up to nine additional pitches. Planning permission has since been granted for an eight pitch extension. The site is privately owned and occupied and will be privately managed by the current owner.
- 8.20 Jockey Farm in Caddington has received an increase of two in the number of authorised pitches since the Plan was withdrawn.

- 8.21 Timberlands at Pepperstock has been extensively refurbished and re-opened to residents in January 2015 with 6 pitches built to be DDA compliant and ideally suited to families with elderly or infirm members.
- 8.22 We believe that the recent increase in pitch numbers as outlined above (authorised pitches at Jockey Farm and Greenvale) provides a sustainable number of pitches for the period to which this plan applies. There are no proposals to create new or increased numbers of pitches at existing G&T sites or indeed create any new sites.

## **Summary**

- 8.23 Between 2001 and 2011 there was a slight reduction in households in Slip End and a slight increase in household in Caddington. These changes are not necessarily due to building and demolition as there are a large number of temporary and mobile accommodation sites within both parishes. Slip End has a smaller number of both households and residents at around half of that of Caddington.
- 8.24 Both Caddington and Slip End have lower proportions of households with dependent children and higher proportions of lone and multiple pensioner households when compared with the Central Bedfordshire average.
- 8.25 Across the Neighbourhood Plan Area there are higher levels of outright ownership and lower levels of renting. The HNS identified particularly low levels of social renting in Slip End and particularly low levels of private renting in Caddington.
- 8.26 Slip End has relatively fewer detached and semi-detached houses; this is due to the high level of caravans and other temporary accommodation. Caddington also has a caravan park but higher levels of detached and semi-detached houses, with lower levels of terraced houses. There are very few flats in the neighbourhood plan area. When considering Council tax bands, there appears to be a relative shortage of cheaper permanent housing in the area.
- 8.27 In 2011 the HNS found that there were approximately 70 households in Caddington and Slip End classified as being overcrowded, this is below the Central Bedfordshire average. Levels of fuel poverty (where a household spends 10% or more of their income on energy costs) are higher than the Central Bedfordshire average; this is despite the levels of households lacking central heating being below the Central Bedfordshire average. The HNS also found that in 2011, approximately 500 people were classified as income deprived, this equated to around 9% of the population in Caddington and around 8% in Slip End. The HNS found evidence of deprivation in the north the Caddington parish, in Woodstock and in Pepperstock. In these areas there are some of Central Bedfordshire's highest levels of both older people and families with children suffering from income deprivation, as well as other indicators such as low qualification levels and long-term limiting illness. At the time of the HNS there were 29 households in the Neighbourhood Plan Area which were on the housing register, waiting for affordable housing. None of these were in urgent housing need, but some were in high or medium housing need with the remaining 17 falling into low housing need. The majority of households on the list were waiting for a one or two bedroomed property.
- 8.28 A review of the housing market in the HNS found that the most consistent market overall was for properties costing between £200,000 and £250,000. Slip End appeared to have greater availability of lower cost housing, especially relative to settlement size. The HNS found seven rental properties on the market at the time of the survey, ranging in price from £685 to £1,800 per month.

- 8.29 There are four private gypsy and traveller sites in the Neighbourhood Plan Area and one local authority site. Two sites have recently been extended and one has been refurbished.

## 9 TRANSPORT AND ACCESS TO SERVICES

### Outline

- 9.1 This section explores the baseline aspects of transport and access within the Neighbourhood Plan Area. A review of census data is combined with a detailed analysis of existing transport networks and a review of the Local Area Transport Plan for the Chilterns. This aims to identify constraints and opportunities across the Area in terms of transport and access to transport.

### Car Ownership

- 9.2 The 2011 census showed that on average car ownership in the Central Bedfordshire was 1.50 cars per household. The car ownership across the Area is higher than the Central Bedfordshire average, at 1.56 cars per household. This is perhaps not surprising considering the rural location of both Caddington and Slip End.

### Mode of Travel to Work

- 9.3 The 2011 Census also asked people between the ages of 16 and 74 what method of transport they used to travel to work. Approximately a third of those between the ages of 16 and 74 stated that they did not work, these may be students or retired people.
- 9.4 As shown in Table 9.1 the travel to work patterns of people within the Neighbourhood Plan Area are broadly similar to the Central Bedfordshire average, though there are a slightly higher proportion of people which drive to work in the Area compared to the Central Bedfordshire average. This is due to a smaller proportion of people travelling by train, bicycle and foot. This is not surprising since there are not strong pedestrian and cycle links from Caddington or Slip End to the main employment areas of Luton and Dunstable or the railway line. The proportion of people travelling to work by bus is the same as the Central Bedfordshire average; this is surprising considering that bus connections from Caddington and Slip End are relatively infrequent in comparison with the other parts of Central Bedfordshire.
- 9.5 The mode of travel data does show that, like the rest of Central Bedfordshire, the Neighbourhood Plan Area is heavily reliant on the private car to access employment opportunities.

Table 9.1: Method of travel to work in Caddington and Slip End according to 2011 Census data

Method of travel	Caddington	Slip End	Central Bedfordshire Average
Work Mainly at or From Home	4%	4%	4%
Underground, Metro, Light Rail, Tram	0%	0%	0%
Train	3%	5%	5%
Bus, Minibus or Coach	2%	2%	1%
Taxi	0%	0%	0%
Motorcycle, Scooter or Moped	0%	1%	0%
Driving a Car or Van	50%	51%	49%
Passenger in a Car or Van	3%	3%	3%
Bicycle	1%	0%	1%
On Foot	3%	3%	6%
Other Method of Travel to Work	0%	0%	0%
Not in employment	32%	31%	29%

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## **Roads**

- 9.6 The M1 motorway runs to the east of the Neighbourhood Plan Area, with junction 10a just east of Slip End and Pepperstock, junction 11 lies to the north near the Luton and Dunstable hospital. The A5 runs west of the area, the A5 connects London to Wales, routing through Dunstable and Milton Keynes. The A505 runs in an east-west direction to the north of the Neighbourhood Plan Area with a junction onto Chaul End Road. The A6 also routes east of the M1, through Luton Town Centre.

## **Public Transport**

- 9.7 Bus routes 62 and 231 run through the area. Route 231 operates from Mondays to Saturdays and connects Dunstable, Caddington, Woodside, Pepperstock, Slip End and Luton. Route 62 runs as a dial-a-ride service with limited frequencies on Mondays, Tuesdays and Fridays. This route runs between Pepperstock, Slip End, Aley Green, Caddington and Dunstable (including Luton and Dunstable Hospital).
- 9.8 The newly opened Luton Dunstable Guided Busway lies north of the Neighbourhood Plan Area, with the Toland Road stop on the opposite side of Hatters Way to the Area. The Busway links Houghton Regis, Dunstable, Luton town centre and Luton Airport.

## **Cycle and Pedestrian Routes**

- 9.9 The Chilterns Cycleway is a 170 mile circular cycle route through the Chilterns AONB. The route is mainly on-road and is signposted throughout; it passes south of the Neighbourhood Plan Area through Markyate. National Cycle Route 6 passes through Luton and Dunstable, north of the Area. In addition to this there are pedestrian and cycle pathways alongside the Guided Busway which link to Luton and Dunstable town centres.
- 9.10 The Neighbourhood Plan Steering Group have commissioned a study into the viability and potential scope of a Heritage Greenway. This study was undertaken by BRCC and identified a possible Greenway route with opportunities to enhance and celebrate biodiversity and heritage. The proposed route extends from Markyate to the Toland Road Luton and Dunstable Guided Busway, approximately 8km in length. In addition to the main, multi-user 'spine' route, a circular 'walker's route' is also being considered, to link in Caddington, Chaul End, Blows Down and Manshead School.

## **Luton Airport**

- 9.11 London Luton Airport lies to the east of the Neighbourhood Plan Area on the opposite side of Luton. The majority of routes to and from this airport are within Europe, though some Northern Africa and Asia destinations are also served. The Area is impacted by aviation noise, as it is crossed over by a flight path.

## **Local Area Transport Plan**

- 9.12 A Local Area Transport Plan (LATP) has been written for the Chilterns area. The Chilterns is crossed by four major north-south roads; the M1, the A1081, the A5 and the A4146. A network of B and C roads running generally east-west link the villages and smaller settlements, most of them without any segregated cycling or walking facilities and many being too narrow for large vehicles to pass each other.

- 9.13 A road safety analysis considered accident data between 2009 and 2011 found that there were a total of; one fatal, 32 serious, and 163 slight accidents in the Chiltern area. The figures appear to show that walking and cycling are fairly safe modes of travel in the area, likely owing in part to the rural nature of the area which leads to more reliance on car travel. Car parking within the area is typically confined to off-street parking, normally dedicated to the use of a specific facility, there is little in the way of formal public car parking in the area.
- 9.14 Many of the parishes in the area are linked by one or more off-road rights of way. These routes provide a comprehensive network of walking links throughout the area, particularly where they meet in rural villages to form off-road paths as alternatives to walking on street. However, their soft surfacing, poor legibility, lack of lighting, and length mean that they are used more for leisurely walking as opposed to frequent walking trips or access to employment or education.
- 9.15 There is very little specific provision for cyclists in the area with no signed cycle paths, on-road cycle lanes or cycle parking facilities. Some schools do place an emphasis on cycling and offer cycle training to students.
- 9.16 The LAMP identified parking as a major issue in Caddington, particularly around local shops and other facilities. Some off-road parking is provided, but on-street parking reduces narrow carriageways to one car width which leads to traffic problems. Issues were also identified in Caddington with access to primary school; conflict between pedestrians and cars; lack of cycle and pedestrian footways; speeding in various locations in the village; problems with pedestrians trying to cross Manor Road; and lack of available public transport in evenings and weekends.
- 9.17 The LAMP references the Slip End Parish Plan which issued a questionnaire to every house in the parish in 2011. In this questionnaire residents raised traffic and transport issues which included; speeding; street parking; lack of safe crossing points to access the church and playing fields; bus routes; improvements to cycle paths; footpath improvements to enable better access to local services; and concerns about lack of public transport at evenings and weekends. Later discussions and consultations for the preparation of the neighbourhood plan identified parking in Slip End by people wishing to avoid paying airport parking charges was of increasing concern, and that residents of both Caddington and Slip End were both concerned about the safety of using the Newlands Road and London Road junction.
- 9.18 Table 10.5 of the LAMP identifies a programme of potential improvements for the Chilterns using the LAMP funding. This includes a pedestrian crossing and speed reduction measure on Church Road in Slip End, a study into residential parking problems in Slip End with regards to the scale and impact of non-residents parking on street in order to use the Airport facilities, and a feasibility study into public realm and vehicular access improvements on Manor Road in Caddington.
- 9.19 Appendix A of the LAMP lists speed related requests in the Chilterns areas. In Caddington a request was made for a speed limit assessment on Woodside Road, although the study recommended a 40mph speed limit at the junction, no funding has yet been found for the works. A request has also been made to assess the speed limit of Dunstable Road due to speeding issues, although no funding has been found for the assessment.
- 9.20 A long list of potential schemes for traffic and transport improvement across the Chilterns area is included as Appendix F of the LAMP.

## Summary

- 9.21 Unsurprisingly considering its rural location, car ownership in the Neighbourhood Plan Area is high with at an average of 1.56 cars per household. Approximately half of the residents aged 16

to 74, drive a car to their place of work. This is particularly high, considering that a third do not work, so only a small number travel using sustainable modes. This is not surprising since there are not strong pedestrian and cycle links from Caddington or Slip End to the main employment areas of Luton and Dunstable or to the railway.

- 9.22 The Neighbourhood Plan Area lies within close proximity of a number of good highways links, including the M1, A5 and A6. There is however a lack of local pedestrian and cycle links, and limited access to public transport. The guided Busway and associated cycle route present a good opportunity to improve links to Luton and Dunstable which are major employment centres. If the Busway could be accessed sustainably from the Neighbourhood Plan Area then it would present an option for sustainable travel for residents which could be relied on for access to services, facilities and even employment.
- 9.23 The Neighbourhood Plan Area is passed over by a flightpath from London Luton Airport. This does result in some noise pollution.
- 9.24 The Chilterns LATP identifies transport issues in the area which include; parking pressures particularly in Caddington village centre and by airport parkers in Slip End; lack of pedestrian and cycle routes suitable for day-to-day use; access to schools; and speeding by through-traffic.



## 10 SOCIAL INFRASTRUCTURE

### Statement of existing facilities within the Neighbourhood Plan area

10.1 Table 10.1 below provides an up to audit of the existing facilities within the Neighbourhood Plan area.

Table 10.1: Existing facilities within Neighbourhood Plan Area

Name	Location	Notes
<b>Retail / business outlets</b>		
Harpers Fine Foods	Pepperstock	Slip End's largest employer
Slip End Superstore	Slip End	Only local convenience store
Slip End Pet Store	Slip End	Serves a wider customer base
Woodside Animal Farm	Woodside	Includes range of outlets
Elm Avenue Parade of shops	Caddington	Inc convenience store
Charisma Hair Salon	Caddington	
Town & Country Estate Agents	Caddington	
Cutting Crew Hairdressers	Caddington	
Post Office & Store	Caddington	
Co-op	Caddington	
Revive Beauty Salon	Caddington	
Butterfly Funerals, Elm Avenue	Caddington	
<b>Professional Services &amp; Business Parks (with shopfront)</b>		
Capital Manor Financial Services	Caddington	
Aston's Accountants	Caddington	
Slip End Garages (Citroen Main Dealer)	Slip End	
Airparks - off airport parking facility	Slip End	Large off-airport facility
Caddington Garage (car sales & Servicing)	Caddington	Several car related businesses
Cotswold Business Park	Caddington	
Eden Brae Business Park (new)	Caddington	Complete Spring 2015
Lower Woodside Business Centre	Woodside	
Doctors / GP Surgery	Caddington	
<b>Leisure &amp; sports facilities</b>		
Slip End Playing Fields	Slip End	
Village Hall Recreation / play ground	Slip End	
Edgecote park	Caddington	
Sports & Social Club playing fields	Caddington	
Slip End Allotments	Slip End	
Caddington Leisure Gardens (allotments)	Caddington	
Fairgreen Ave recreation park	Caddington	
MUGA, Rushmore Close	Caddington	

### Hotel, Food & Drink outlets

Harpers Fine Foods	Pepperstock	
Slip End Social Club	Slip End	
Frog & Rhubarb PH	Slip End	
Rising Sun PH	Slip End	
The Plough PH	Woodside	
Jakes Café	Woodside	
Spice of Caddington	Caddington	
Nice Baps	Caddington	
Pizza & Fast food outlet	Caddington	
The Chequers PH	Caddington	
The Cricketers PH	Caddington	
Sports & Social Club	Caddington	
Holiday Inn Express	Caddington	Outskirts of Dunstable
Horse & Jockey Travel Lodge	Caddington	On the A5

### Churches & Meeting places

St Andrews Church	Slip End	
Slip End Village Hall	Slip End	
Peter Edwards Memorial Hall	Slip End	With sports fields attached
Catholic Church	Caddington	
All Saints Church	Caddington	
Baptist Church	Caddington	
Collingswells Hall	Caddington	
Sports & Social Club	Caddington	With sports fields attached
Heathfield Centre	Caddington	New village hall planned
Aley Green Chapel	Aley Green	Jointly owned with Markyate
Aley Green Cemetery	Aley Green	Jointly owned with Markyate

### Schools & educational facilities

Slip End Lower School	Slip End	Due to become a Primary
Caddington Village School	Caddington	Federated with Slip End
Manshead Secondary School	Caddington	Recently become Secondary
St Mary's RC Primary School	Caddington	Recent move to Primary
Streetfield Middle School	Caddington	Proposed for closure in 2016
Slip End Playgroup, Village Hall	Slip End	
Caddington Playgroup	Caddington	

## Commentary on existing Social Infrastructure

- 10.2 Caddington is reasonably well served with retail outlets, there are two parades of shops and most essential goods and services can be obtained locally.
- 10.3 Slip End has just 1 general store along with a range of retail outlets at Woodside Animal Farm and a Pet Store at Prebendal Farm. A recent addition to the Parish is the relocation of Harpers of

Studham to the former Half Moon PH at Pepperstock, this is a significant and welcome addition to the Parish and the facility has become the largest employer in Slip End.

- 10.4 A review of existing facilities indicates that there are modest opportunities to expand the retail offer across the plan area. Support should be given to new facilities where they offer clear sustainable benefits to the area
- 10.5 We have seen a reduction in the number of public houses recently; the Half Moon at Pepperstock has been refurbished & now serves at HQ for Harpers of Pepperstock. The former Harrow PH in Woodside is now a residential dwelling. As an area it is reasonably well served with eating & drinking facilities
- 10.6 The area has a number of public halls where a range of events can be held, Slip End has two well-used 'village halls' and Caddington currently has the use of three facilities, however the proposed future use of the former Heathfield School site for elderly accommodation may offer an opportunity for Caddington to have a genuine Village Hall with highly flexible accommodation for a wide range of activities.
- 10.7 The Neighbourhood Plan area is reasonably well catered for in respect of community services and local facilities, however it should be noted that there is a lack of health facilities in Slip End. This lack of health facilities is a key issue identified by the Steering Group, and as such has been picked up in the Plan's aims.
- 10.8 An emerging theme for the locality is around achieving a high level of local sustainability, which means that local people can access most essential services without using a car and there is support for a modal shift away from car use. Building on the same objectives - access to local schools via off-road cycle & foot paths is another key objective.
- 10.9 A major proposal being developed by the Neighbourhood Plan Steering Group is the construction of a new Heritage Greenway which would significantly increase the totality of Green Infrastructure within the plan area. Building on an existing footpath network the scheme would encourage inter-village travel off road by foot, cycle or horse. It would promote safer routes to schools & offer greatly increased opportunities for recreational use and a direct link into networks such as the Chilterns Cycleway and the Dunstable to Luton Busway which will provide connectivity into London via Luton Parkway Station.
- 10.10 The CBC Broadband initiative is supported and will see High Speed Broadband available to 97% of the local population by 2017. Most of Caddington and part of Slip End already have access to faster broadband speeds, but there are gaps which are identified.

## Summary

- 10.11 The following opportunities have been identified for the Neighbourhood Plan:

- Retail/business outlets: Policies to support the retail economy should be supported and sustainable business opportunities should be identified and supported
- Professional Services & Business Parks: The Plan should set out where it will support local businesses and local facilities and how; in line with the Plan's aims it should seek to create an environment where small businesses can thrive.
- Leisure & sports facilities: The audit of existing facilities has identified lack of useable open space and sports facilities. This provides an opportunity for the Plan, as identified in the Plan's aims.

- Churches & Meeting places: The construction of a new Village Hall for Caddington would be a great opportunity for the area and should be supported by the Plan.
- Health Facilities: An emerging theme is the lack of health facilities in Slip End, this is something which the Steering Group have identified as a key issue and as such is picked up in the Plan's aims. The Plan should address this in detail.
- Heritage Greenway: This provides a major opportunity for the community to enhance their knowledge of the area's significant heritage, to improve linkages and access to both facilities and Green Infrastructure. This is a proposal which has already been given a great deal of thought by the Steering Group and forms a major part of the Neighbourhood Planning process, as such is identified in the Plan's vision and aims.

## 11 KEY SUSTAINABILITY ISSUES

### Key issues

- 11.1 There are a number of sustainability issues and challenges facing the neighbourhood plan area. While it offers a high quality environment to residents and local businesses, the Neighbourhood Plan will need to manage and seek to resolve a series of issues over its lifetime if the neighbourhood area is to continue to be successful while respecting its outstanding landscape setting.
- 11.2 In the absence of a Neighbourhood Plan (and as a consequence a lack of vision and strategy for Caddington and Slip End), there will be fewer opportunities to address the issues and challenges facing the parish, as well as contributing to a reduction in the potential benefit to the community.

Table 11.1: Issues identified within the Neighbourhood Plan Area from review of baseline information

Type of Issue	Issues identified from review of baseline information
Social	<p><b><u>Housing for older people</u></b> – Both the HNS and the Census show that there is an older population in Caddington, with a higher than average proportion of lone and multiple pension households. Older people may require different housing, for example smaller or specialist units.</p> <p><b><u>Housing for young families</u></b> – Lower than average proportions of young people and couples with dependent children have been identified using the HNS report and Census data. This may indicate a lack of housing available for young families.</p> <p><b><u>Overcrowding</u></b> – The HNS identified 70 households in Caddington and Slip End which were overcrowded, though this is lower than the Central Bedfordshire average it is still an area for concern.</p> <p><b><u>Deprivation</u></b> – Some areas of deprivation were identified in the HNS, including in the north of the Caddington parish, Woodside and Pepperstock.</p> <p><b><u>Housing Register</u></b> – The HNS identified 29 cases of residents in Caddington and Slip End on the Housing Register, most were waiting for 1-2 bedroomed and were in medium or low need though a small number did have high need.</p> <p><b><u>Ownership</u></b> – There are low levels of renting and higher levels of outright ownership when compared with Central Bedfordshire as a whole. The HNS identified particularly low levels of Social Rent in Slip End and of Private Rent in Caddington. This limits opportunities in the area for those unable to buy their own homes.</p> <p><b><u>Affordability</u></b> – The proportion of homes falling into Band A for Council Tax is higher than average due to the number of mobile homes, however there are significantly lower than average homes falling into Band B. This suggests there may be a relative shortage of cheaper, permanent housing in the area. This is reflected in the analysis of the housing market undertaken for the HNS.</p> <p><b><u>Gypsy and Traveller sites</u></b> – There are some existing sites, in addition there is also a proposed site to the east of the A5, south of Dunstable.</p> <p><b><u>Social Infrastructure</u></b> – The existing survey of social infrastructure indicates that the two Parishes are well served with facilities, but consultation has shown that better / improved or new leisure &amp; sports facilities are needed. This is in addition to extended health facilities in Slip End</p> <p><b><u>Parking</u></b> – Parking problems have been identified both for residents and for those visiting shops/services in Caddington.</p> <p><b><u>Access</u></b> – Lack of pedestrian and cycle routes suitable for day-to-day use.</p>
Economic	<p><b><u>Local economy</u></b> – A survey of local businesses has been undertaken which has identified the needs of local businesses, including wishes of some to expand in terms of people or space. The Neighbourhood Plan may be able to identify opportunities to improve the local economy.</p>

	<p><b><u>Employment</u></b> – Employment sites which are relevant to the area must be taken into account including access and opportunities. In particular the role of Luton and Dunstable in providing a wider range of employment should be acknowledged, as many residents are commuting to work.</p> <p><b><u>Economic status</u></b> – There are higher than average numbers of retired people</p> <p><b><u>Housing for Employees</u></b> – The survey of local businesses identified that some people who work in Caddington or Slip End would like to live in the parishes if accommodation were available.</p>
Environmental	<p><b><u>Area of Outstanding Natural Beauty</u></b> - Part of the Neighbourhood Plan Area is washed over by the Chilterns AONB.</p> <p><b><u>Agricultural Land Classification</u></b> – The Area is mainly grade 3.</p> <p><b><u>Landscape Character Assessment</u></b> – The Area lies within the Caddington-Slip End Chalk Dipslope Landscape Character Area, therefore any development here should follow the guidelines within the Landscape Character Assessment.</p> <p><b><u>Greenbelt</u></b> – The Green Belt washes over the Area, with the exclusion of the Caddington and Slip End settlements. Any built development proposed outside of these settlements may require Central Bedfordshire Council to review and alter the Green Belt boundary. Redevelopment of sites within settlements should be considered first.</p> <p><b><u>Risk of flooding</u></b> – Flood risk is presented by the River Ver. Some parts of the Area are at risk of flooding by surface water, risk will need to be considered in detail for potential sites.</p> <p><b><u>County Wildlife Sites</u></b> – there are nine CWS</p> <p><b><u>Sites of Special Scientific Interest</u></b> – Blow's Downs CWS is also an SSSI.</p> <p><b><u>Protected Species</u></b> – Some protected species have been identified within the Area.</p> <p><b><u>Tree Preservation Orders</u></b> – Some trees are covered by TPO's.</p> <p><b><u>Ancient Woodland</u></b> Some areas of Ancient Woodland have been identified.</p> <p><b><u>Pollution and contaminated land</u></b> – The Central Bedfordshire Council register of contaminated land will need to be consulted during the site allocation process.</p> <p><b><u>Renewable Energy</u></b> - One proposed site for renewable energy has been identified, this and any other renewable energy proposals will need to be considered in the Neighbourhood Plan.</p> <p><b><u>Waste</u></b> – Waste sites have been identified.</p> <p><b><u>Conservation Areas</u></b> – The centre of Caddington is designated as a Conservation Area.</p> <p><b><u>Scheduled Monuments</u></b> – The deserted village and manorial enclosures west of Zouche's farm lies within the Area.</p> <p><b><u>Listed Buildings</u></b> – Five listed buildings in the Area.</p> <p><b><u>Archaeological Notification Areas</u></b> - There are Archaeological Notification Areas within the Neighbourhood Plan Area . Extracts from the Historic Environment Record were provided to the Steering Group in 2012, but as this information is not static it will need to be updated and the most current data used during the site assessments.</p> <p><b><u>Green Connections</u></b> – The Steering Group has undertaken studies into a potential Heritage Greenway which would enhance knowledge of the Neighbourhood Plan area's historic environment, increase opportunities for sustainable access and provide Green Infrastructure. This may also help to address the reliance on the private car identified.</p> <p><b><u>Flightpath</u></b> – The Area lies under the flightpath of Luton airport.</p>

## **12 OBJECTIVES OF THE SUSTAINABILITY APPRAISAL**

- 12.1 The issues for the Neighbourhood Plan and the objectives for the Sustainability Appraisal, have been informed by the policy documents identified in section 2, in particular:
- the 2004 South Bedfordshire Local Plan
  - the results of the extensive community engagement exercises
  - the baseline information collected in sections 4-10 and the sustainability challenges for Horsted Keynes Parish identified in section 11.
- 12.2 The Objectives, and the Indicators used to measure them, are collectively known as the Sustainability Framework.
- 12.3 The Sustainability Appraisal measures the sustainability of the Neighbourhood Plan through the identification of objectives and indicators. These will be used to predict the sustainability effects of the strategy for the Neighbourhood Plan, and the policies to deliver the strategy. The next stage of the Sustainability Appraisal will include consideration of alternatives and information about likely future changes that will occur even without a new Neighbourhood Plan. These alternatives will be assessed against the Sustainability Framework in order to determine which option is the most sustainable. This will be used to inform the drafting of the Neighbourhood Plan in order to make sure it is the most sustainable plan possible, given all realistic alternatives.
- 12.4 The Sustainability Appraisal assesses each of the proposed Neighbourhood Plan policies against the Sustainability Objectives, which are in effect a measure of sustainability. Each policy is tested by applying a number of 'indicators' to it. This will help to judge the performance of the policy against each of the sustainability objectives. It is proposed that the performance of the policies in the Neighbourhood Plan will be measured against the objectives in terms of positive, neutral or negative impact.

## 13 SUSTAINABILITY OBJECTIVES

- 13.1 In order to undertake the Sustainability Appraisal process for the Neighbourhood Plan, it is necessary to identify sustainability objectives and indicators to enable an assessment to be made of the emerging options and allow for recommendations and mitigation measures to be proposed. The sustainability objectives have emerged through the following considerations:
- through the review of documents listed in Section 3
  - as identified in the baseline section (Sections 4-10)
  - to help address sustainability issues known locally and identified in Section 11
- 13.2 The proposed sustainability objectives and indicators (Sustainability Framework) for the Sustainability Appraisal of the Neighbourhood Plan are as shown in Table 13.1 below:



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Table 13.1: SA objectives and criteria

	SA Objective	SEA Topic	Local Issues	Local SA objectives and criteria
<b>1/Env - Biodiversity and Natural Environment</b>				
1	Protect and enhance the biodiversity of wildlife habitats and native species.	Biodiversity Fauna Flora	<ul style="list-style-type: none"> <li>County Wildlife Sites</li> <li>Blows Downs SSSI</li> <li>Protected Species</li> </ul>	<ul style="list-style-type: none"> <li>Any proposals must fully assess the impact on protected sites and species, identifying protected species which may be in proximity to any sites. Where protected species are identified, measures should be taken to protect, and where possible enhance their habitats.</li> <li>A key objective of the NP is to extend / enhance or create new green spaces &amp; biodiversity zones.</li> </ul>
2	Make efficient use of land and soils	Soils	<ul style="list-style-type: none"> <li>The Heathfield School site is no longer in permanent use. It is in a central location so presents an attractive option for redevelopment.</li> <li>Any other disused/brownfield sites identified by Steering Group for potential redevelopment.</li> </ul>	<ul style="list-style-type: none"> <li>Site selection process should prioritise any brownfield sites in need of redevelopment or those which are of a lower grade in terms of agriculture.</li> </ul>
3	Reduce risk of flooding	Water Human health	<ul style="list-style-type: none"> <li>Risk of surface water flooding</li> <li>Identified issues with road floods in recent heavy rains.</li> </ul>	<ul style="list-style-type: none"> <li>Proposals should not worsen any existing problems associated with flooding and where possible should alleviate any issues.</li> </ul>
<b>2/Env - Landscape</b>				
4	Conserve, enhance and restore landscape assets, protect sensitive and nationally designated landscapes such as the Chilterns AONB and restore degraded landscapes.	Landscape	<ul style="list-style-type: none"> <li>Chilterns AONB</li> <li>Tree Preservation Orders</li> <li>Ancient Woodland</li> <li>Landscaping across and around the neighbourhood plan area</li> <li>Caddington-Slip End Chalk Dispslope (as identified in Landscape Character Assessment)</li> <li>Green Belt</li> </ul>	<ul style="list-style-type: none"> <li>The Chilterns AONB must be conserved and where practical enhanced.</li> <li>Protected trees and woodland should be conserved and enhanced.</li> <li>Proposals must not adversely affect the wider landscape.</li> <li>Any proposals should take account of the guidance in the Landscape Character Assessment.</li> <li>Green Belt sites may be considered where there are no viable alternatives within the settlements already excluded from the Green Belt. If sites are allocated within the Green Belt they</li> </ul>

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				should first be assessed against Local and National Planning Guidance, including the NPPF.
<b>3/Env - Climate Change, Energy and Resource Efficiency</b>				
5	Adapt to and mitigate against the impact of climate change and increase resource efficiency.	Climatic factors Human health Air Water	<ul style="list-style-type: none"> <li>There are currently proposals for a renewable energy site in Caddington.</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>Opportunities for renewable energy sources will be taken up where practical.</li> <li>A key objective is for the NP area to be at least self-sufficient in Green Energy, with an aspiration to be a net generator of electricity through renewable means</li> <li>Promote energy and water efficiency</li> <li>Promote climate adaptable design to reduce risk of overheating, surface water runoff, flooding.</li> </ul>
6	Reduce Pollution	Air Water Human health	<ul style="list-style-type: none"> <li>Polluted and contaminated land.</li> <li>Proximity to M1</li> <li>Flightpath from Luton Airport</li> </ul>	<ul style="list-style-type: none"> <li>As part of the site selection process, sites should be assessed in relation to any polluted or contaminated land within or in close proximity to potential sites.</li> <li>Any proposed sites should not suffer from excessive noise or air pollution.</li> </ul>
7	Promote sustainable waste management	Material assets	<ul style="list-style-type: none"> <li>Waste sites have been identified in the neighbourhood plan area.</li> </ul>	<ul style="list-style-type: none"> <li>Proposals should not have an impact on identified waste sites.</li> <li>Proposals should promote sustainable waste management.</li> </ul>
<b>4/Env - Built and Historic Environment</b>				
8	Secure high standards of design, and protect and enhance the character of the built and historic environment.	Material assets Cultural heritage including architectural and archaeological heritage	<ul style="list-style-type: none"> <li>Caddington Conservation Area.</li> <li>Scheduled Ancient Monuments</li> <li>Listed Buildings</li> <li>Archaeological Notification Areas</li> </ul>	<ul style="list-style-type: none"> <li>The character and appearance of the Caddington Conservation Area should be preserved, and where possible, proposals should seek to enhance the Conservation Area.</li> <li>Proposals should not have an adverse impact on any designated heritage assets such as listed buildings, scheduled monuments or the Conservation Area. or their settings</li> <li>Proposals that affect archaeological notification areas or areas considered to have archaeological potential must ensure that any impact upon that resource is appropriately mitigated and the results are made publically accessible. Any non-designated archaeological monument that are of equivalent significance to scheduled monuments will be considered as if they were a designated heritage asset.</li> </ul>
<b>5/Soc - Housing</b>				
9	Provide a mix of good	Material	<ul style="list-style-type: none"> <li>Lack of cheap, permanent</li> </ul>	<ul style="list-style-type: none"> <li>Opportunities to address the lack of affordable, permanent</li> </ul>

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	quality housing for all.	assets Population	<p>housing</p> <ul style="list-style-type: none"> <li>Some employees would prefer to live in the area but a lack of available housing forces them to commute</li> <li>Housing needed for older people</li> <li>Housing needed for young families</li> <li>Some overcrowding</li> <li>Some areas of deprivation</li> <li>Shortage of 1-2 bedroomed properties, as shown by Housing Register</li> <li>Lack of private and social rented accommodation</li> <li>A key deliverable for the NP is the delivery of new &amp; fit for purpose older people accommodation – we see opportunities for diverse private / public sector schemes as deliverable</li> </ul>	<p>housing should be explored.</p> <ul style="list-style-type: none"> <li>Proposals should seek to enhance the offer of housing for older people.</li> <li>Proposals should seek to address the shortage of available affordable housing for young families in the neighbourhood plan area.</li> <li>Consideration should be given to address the small amount of overcrowding in the area.</li> <li>Opportunities to address the pockets of deprivation as identified in the Housing Needs Survey should be explored.</li> <li>Provision of new older people accommodation enables us to potentially provide fewer family homes within the NP area</li> <li>Older people accommodation should be sustainable, connected, financially viable &amp; meet the aspirations of local people.</li> </ul>
<b>6/Econ - Economy and Employment</b>				
10	Promote employment, learning, skills and innovation	Material assets Population	<ul style="list-style-type: none"> <li>Higher than average levels of retired people</li> <li>Some local businesses wish to expand in the future.</li> <li>Major employment areas located in nearby towns with poor levels of sustainable connections.</li> </ul>	<ul style="list-style-type: none"> <li>The neighbourhood plan area should meet the needs of retired people, ensuring that they have access to essential facilities.</li> <li>Expansion of existing businesses should be encouraged on suitable sites.</li> <li>Employment opportunities within the neighbourhood plan area should be promoted.</li> </ul>
<b>7/Soc - Health</b>				
11	Encourage healthier lifestyles and reduce adverse health impacts of new developments	Population Human health	<ul style="list-style-type: none"> <li>Identified need for improved health facilities in Slip End.</li> <li>Address viability of Caddington Surgery &amp; support as necessary</li> </ul>	<ul style="list-style-type: none"> <li>Health facilities should be easily accessible to the residents of Slip End, without the need to rely on the private car.</li> <li>Support the provision of additional medical facilities – public or private where there is a proven benefit to the local community</li> </ul>
<b>8/Econ - Infrastructure, Services and Facilities</b>				

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12	Ensure provision of infrastructure, services and facilities appropriately phased with new development	Material assets, Population	<ul style="list-style-type: none"> <li>• Support the Slip End Parish Traffic calming &amp; Paring scheme</li> <li>• Support the bid by Caddington PC for Traffic calming schemes throughout the Parish inc Dunstable Rd</li> <li>• High traffic speeds along Chaul End Road.</li> </ul>	<ul style="list-style-type: none"> <li>• The speeds at which traffic travels through the area should be appropriate to the location and safe.</li> </ul>
<b>9/ Econ - Transport</b>				
13	Provide and encourage the use of sustainable integrated transport systems, improve access and mobility.	Material assets Air Climatic factors Human health	<ul style="list-style-type: none"> <li>• Need for sustainable links to reduce car reliance.</li> </ul>	<ul style="list-style-type: none"> <li>• Policies should ensure that sustainable access and transport is a priority across the neighbourhood plan area.</li> </ul>

## 14 ASSESSMENT OF NEIGHBOURHOOD PLAN POLICIES

- 14.1 As the Neighbourhood Plan has developed, the strategy and policies have been tested against these sustainability objectives, to identify appropriate policies for inclusion in the Plan.
- 14.2 Realistic policy options have been appraised against the Sustainability Objectives in order to ensure that the policies chosen for the Neighbourhood Plan are sustainable.
- 14.3 The following symbols have been used to record the impact of each option against each objective:

++	Significant positive impact on sustainability objective
+	Positive impact on sustainability objective
+	Possible positive impact or slight positive impact on sustainability objective
0	No impact or neutral impact on sustainability objective
-?	Possible negative impact or slight negative impact on sustainability objective
-	Negative impact on sustainability objective
--	Significant negative impact on sustainability objective

- 14.4 In the tables below, 'SBLP' means the 'South Bedfordshire Local Plan 2004'.

Assessment of Neighbourhood Plan policy options									
Policy CASE1: PROVISION OF HOUSING TO ADDRESS THE NEEDS OF OLDER PEOPLE									
Policy Options:									
Option A: To have a policy that specifically ensures the identified needs of older people are met on new housing developments									
Option B: To have no NP policy									
Policy Options	1/Env – Biodiversity	2/Env - Landscape	3/Env – Climate change	4/Env - Heritage	5/Soc - Housing	6/Econ - Economy	7/Soc – Health	8/Econ – Services/ Infrastructure	9/Econ - Transport
A	0	0	0	0	++	0	+	0	0
B	0	0	0	0	-	0	-?	0	0
Preferred Policy Option:			A						
Summary and conclusion:									
Policy Option A provides significant positive benefits on two criteria, whereas Option B has potentially negative impacts on those same criteria.									

Assessment of Neighbourhood Plan policy options									
Policy CASE2: PROVISION OF NEW SPORTS FACILITIES									
<b>Policy Options:</b> Option A: To have a policy that provides support for the provision of a wide range of sporting facilities to serve a range of different needs Option B: To have no NP policy, SBLP Policies R8, 16-17									
Policy Options	1/Env – Biodiversity	2/Env - Landscape	3/Env – Climate change	4/Env - Heritage	5/Soc - Housing	6/Econ - Economy	7/Soc – Health	8/Econ – Services/ Infrastructure	9/Econ - Transport
A	-?	-?	0	0	0	0	+	+	0
B	-?	-?	0	0	0	0	+?	+?	0
<b>Preferred Policy Option:</b>			<b>A</b>						
Summary and conclusion: Policy Option A could have negative impacts on two criteria but these would equally apply under Option B. Option A however would have greater positive benefits on criteria relating to health and infrastructure/services than Option B.									

Assessment of Neighbourhood Plan policy options									
Policy CASE3: PROVISION OF NEW BRIDLEPATHS									
<b>Policy Options:</b> Option A: To have a policy that improves routes and access for horse riding, including along the Heritage Greenway. Option B: To have no NP policy									
Policy Options	1/Env – Biodiversity	2/Env - Landscape	3/Env – Climate change	4/Env - Heritage	5/Soc - Housing	6/Econ - Economy	7/Soc – Health	8/Econ – Services/ Infrastructure	9/Econ - Transport
A	0	0	0	0	0	0	+	0	+
B	0	0	0	0	0	0	0	0	0
<b>Preferred Policy Option:</b>			<b>A</b>						
Summary and conclusion: Policy Option A may provide benefits in respect of health and transport (accessibility) whereas Option B provides no positive benefits.									

Assessment of Neighbourhood Plan policy options									
Policy CASE4: PROVISION OF NEW CYCLEPATHS									
Policy Options:									
Option A: To have a policy which encourages the provision of new cyclepaths, and in particular those which link up to other sustainable modes of transport.									
Option B: To have no NP policy, SBLP Policy T6									
Policy Options	1/Env – Biodiversity	2/Env - Landscape	3/Env – Climate change	4/Env - Heritage	5/Soc - Housing	6/Econ - Economy	7/Soc – Health	8/Econ – Services/ Infrastructure	9/Econ - Transport
A	0	0	0	0	0	0	+	0	+
B	0	0	0	0	0	0	+	0	+
Preferred Policy Option:			A						
Summary and conclusion:									
Policy Option A may provide positive health benefits and is likely to provide positive transport benefits whereas Policy Option A may only provide positive benefits for these two criteria.									

Assessment of Neighbourhood Plan policy options									
Policy CASE5: PROVISION OF MEDICAL FACILITIES									
<b>Policy Options:</b> Option A: To have a policy which encourages the provision of accessible medical facilities to serve the local community Option B: To have no NP policy									
Policy Options	1/Env – Biodiversity	2/Env - Landscape	3/Env – Climate change	4/Env - Heritage	5/Soc - Housing	6/Econ - Economy	7/Soc – Health	8/Econ – Services/ Infrastructure	9/Econ - Transport
A	0	0	0	0	0	0	+	+	0
B	0	0	0	0	0	0	0	0	0

<b>Preferred Policy Option:</b>	<b>A</b>
Summary and conclusion: Policy Option A is likely to have positive health benefits and may have positive benefits in terms of service provision. Option B provides no positive benefits.	

Assessment of Neighbourhood Plan policy options									
Policy CASE6: PROVISION OF A VILLAGE HALL, CADDINGTON									
Policy Options:									
Option A: To have a policy which encourages the provision of accessible community facilities to serve the local population and business community, with a specific site identified.									
Option B: To have no NP policy									
Policy Options	1/Env – Biodiversity	2/Env - Landscape	3/Env – Climate change	4/Env - Heritage	5/Soc - Housing	6/Econ - Economy	7/Soc – Health	8/Econ – Services/ Infrastructure	9/Econ - Transport
A	0	0	0	0	0	+	0	++	0
B	0	0	0	0	0	0	0	0	0
Preferred Policy Option:			A						
Summary and conclusion:									
Policy Option A is likely to have very positive benefits in terms of service provision and positive economic benefits through the provision of meeting rooms. Option B provides no positive benefits.									

<b>Assessment of Neighbourhood Plan policy options</b>									
<b>Policy CASE7: LOCAL GREEN SPACE - THE GREEN, CADDINGTON</b>									
<b>Policy Options:</b> Option A: To have an NP policy that ensures a specific space is identified as valuable community asset that should be enhanced and protected. Option B: To have no NP policy, SBLP Policy R12									
<b>Policy Options</b>	<b>1/Env – Biodiversity</b>	<b>2/Env - Landscape</b>	<b>3/Env – Climate change</b>	<b>4/Env - Heritage</b>	<b>5/Soc - Housing</b>	<b>6/Econ - Economy</b>	<b>7/Soc – Health</b>	<b>8/Econ – Services/ Infrastructure</b>	<b>9/Econ - Transport</b>
A	+	+	+	+	0	0	+	0	0
B	+	+	+	+	0	0	+	0	0



<b>Preferred Policy Option:</b>	<b>A/B</b>
Summary and conclusion: Both policy options would have the same benefits. The NP policy does provide a greater degree of protection to the open space.	

Assessment of Neighbourhood Plan policy options									
Policy CASE8: HERITAGE GREENWAY									
Policy Options:									
Option A: To have a policy that seeks to enhance a high quality green access network and its associated wildlife and heritage assets.									
Option B: To have no NP policy, SBLP Policy T5-6									
Policy Options	1/Env – Biodiversity	2/Env - Landscape	3/Env – Climate change	4/Env - Heritage	5/Soc - Housing	6/Econ - Economy	7/Soc – Health	8/Econ – Services/ Infrastructure	9/Econ - Transport
A	+	+	+	+	0	0	+	0	+
B	0	0	+	0	0	0	+	0	+
Preferred Policy Option:			A						
Summary and conclusion:									
Policy Option A would result in positive benefits for four criteria and potentially positive benefits for a further two. Policy Option B may result in positive benefits for three of these criteria.									

<b>Assessment of Neighbourhood Plan policy options</b>									
<b>Policy CASE9: SUSTAINABLE ENERGY</b>									
<b>Policy Options:</b> Option A: To have a policy which encourages the development of renewable energy schemes. Option B: To have no NP policy									
<b>Policy Options</b>	<b>1/Env – Biodiversity</b>	<b>2/Env - Landscape</b>	<b>3/Env – Climate change</b>	<b>4/Env - Heritage</b>	<b>5/Soc - Housing</b>	<b>6/Econ - Economy</b>	<b>7/Soc – Health</b>	<b>8/Econ – Services/ Infrastructure</b>	<b>9/Econ - Transport</b>
A	0	0	++	0	0	+	+	+	0
B	0	0	0	0	0	0	0	0	0

<b>Preferred Policy Option:</b>	<b>A</b>
<p>Summary and conclusion: Policy Option A would provide strong positive climate change benefits and potential benefits to the economy, health and services (particularly if schemes were owned by the community). Policy Option B would not provide any benefits.</p>	

Assessment of Neighbourhood Plan policy options									
Policy CASE10: PROVISION OF NEW COMMERCIAL FLOORSPACE									
Policy Options: Option A: To have a policy which encourages new B-class employment provision. Option B: To have no NP policy, SBLP Policy E4									
Policy Options	1/Env – Biodiversity	2/Env - Landscape	3/Env – Climate change	4/Env - Heritage	5/Soc - Housing	6/Econ - Economy	7/Soc – Health	8/Econ – Services/ Infrastructure	9/Econ - Transport
A	0	0	0	0	0	+	0	0	0
B	0	0	0	0	0	+	0	0	0
Preferred Policy Option:			A/B						
Summary and conclusion: Both policy options would have the same benefits.									

<b>Assessment of Neighbourhood Plan policy options</b>									
<b>Policy CASE11: RETAIL PROVISION</b>									
<p><b>Policy Options:</b> Option A: To have a policy which actively encourages a range of retail provision across the NP area. Option B: To have no NP policy, SBLP Policies TCS7-8</p>									
<b>Policy Options</b>	<b>1/Env – Biodiversity</b>	<b>2/Env - Landscape</b>	<b>3/Env – Climate change</b>	<b>4/Env - Heritage</b>	<b>5/Soc - Housing</b>	<b>6/Econ - Economy</b>	<b>7/Soc – Health</b>	<b>8/Econ – Services/ Infrastructure</b>	<b>9/Econ - Transport</b>
A	0	0	0	0	0	+	0	+	+
B	0	0	0	0	0	-?	0	-?	-?

<b>Preferred Policy Option:</b>	<b>A</b>
Summary and conclusion: Policy Option A provides positive economic and service benefits and possible positive transport benefits. Because SBLP Policy TCS7 allows the loss of retail then, notwithstanding permitted development rights regarding the change of use of retail space, it will have potentially negative impacts in respect of these three criteria.	

Assessment of Neighbourhood Plan policy options									
Policy CASE12: HIGH SPEED BROADBAND									
Policy Options: Option A: To have a policy which requires adequate service provision in respect of broadband. Option B: To have no NP policy									
Policy Options	1/Env – Biodiversity	2/Env - Landscape	3/Env – Climate change	4/Env - Heritage	5/Soc - Housing	6/Econ - Economy	7/Soc – Health	8/Econ – Services/ Infrastructure	9/Econ - Transport
A	0	0	0	0	0	+	0	+	0
B	0	0	0	0	0	0	0	0	0
Preferred Policy Option:			A						
Summary and conclusion: Policy Option A has positive economic and service benefits. Policy Option B has no positive benefits.									

- 14.5 In total, 32 sites were put forward for consideration as development sites. Four of these sites were not put forward for development – CS7, 15, 16 and 23 – so were excluded.
- 14.6 Of the remaining 26 sites, those that were separate from the settlements of Caddington and Slip – as defined by the green belt boundaries – were excluded on the basis that they would represent unsustainable locations. In total, 14 sites were excluded – CS1, 2, 6, 8, 19, 20, 21, 22, 24, 25, 26, 28, 31 and 32.
- 14.7 Site CS5 has received planning consent.
- 14.8 This left 13 sites that were fully assessed – CS3, 4, 9, 10, 11, 12, 13, 14, 17, 18, 27, 29 and 30. A map showing the location of all the sites is shown in Appendix C.

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Sustainability theme	CS3 Allotments, Front Street	CS4, Land r/o Slip End School (CASE14)	CS8 Land off Manor Road (S. of Hillcrest)	CS9 Land Off Manor Road (N. of Hillcrest)	CS10 Land at Heathfield School (CASE10)	CS11 Agricultural Land East of Hyde Road	CS12 Land at Entrance to Manor Farm	CS13 Land at to West of Manor Farm	CS14 Land off Folly Lane	CS17 Agricultural Land off Dunstable Road	CS18 Agricultural Land off Dunstable Road	CS27 Land W. of Mancroft Road	CS29 Scrub Land North of Dunstable Rd	CS30 Small Parcel of Land off Winchfield	Summary of appraisal
<b>1/Env - Biodiversity</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	None of the sites are in a SSSI, SNCI, LWS or LNR. The sites are not in a conservation area. There are no known protected hedgerows. There are no TPOs on the sites. It is not considered that the development of any sites would improve local biodiversity, however were development to occur appropriate landscaping and design including the planting of local biodiversity habitats and species would be required in all cases. Transboundary impacts potentially could be incurred from future growth. The most suitable sites are those which are closest to the settlement boundary, which would reduce the use of the private car.
<b>2/Env - Landscape</b>	-	-?	-	-	0	-	-	-	-	--	--	-	-	-	All the sites apart from CS10 are in the Green Belt. The openness and character of the Green Belt would be affected by all development. Two of the sites (CS17 and CS18) abut the AONB. CS4, CS9, CS10, CS13 and CS14 are Grade 3 agricultural land. The sites are connected to the existing settlement boundary but would alter the openness and character of the landscape, although the fact that the land slopes away to the south could allow the impact of development on CS4 to be mitigated. There is potential land contamination on sites CS17 and CS18.
<b>3/Env – Climate Change</b>	-?	0	+	+	+	+	0	0	+	+	+	+	+	0	CS3 and CS4 are connected to Slip End but over 2km from Caddington which has a greater range of services. CS8-18, CS27 and CS29 are within 400m of Caddington village centre. CS3, CS12 and CS30 are small sites and have little capacity for on-site renewable energy provision. New growth on larger sites would result in more adverse impacts than the smaller sites.
<b>4/Env - Heritage</b>	0	0	0	-?	-?	0	0	-?	-?	0	0	0	0	0	CS9, CS10, CS13, CS14 and CS17 are in Archaeological Notification Areas. There are no listed buildings on the sites. CS10 is located in the Caddington Conservation Area.
<b>5/Soc – Housing</b>	0	+	+	++	+	+	0	0	+	0	++	+	+	0	CS30 is a very small site and would not be able to accommodate any affordable housing. CS3, 12, 13 and 17 would only provide very limited amounts of affordable housing. CS8, 9, 10 and 14 would make a significant contribution towards housing supply, including affordable housing. The remaining sites are large in scale and would be able to make a contribution towards housing supply, including affordable housing.
<b>6/Econ - Economy</b>	+	+	+	+	+	+	0	0	+	0	+	+	+	0	CS3, 12, 13 17 and 30, given their scale, would have limited or no opportunities to bring forward an employment/mixed use scheme. CS27 is being promoted for employment.

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Sustainability theme	CS3 Allotments, Front Street	CS4, Land r/o Slip End School (CASE14)	CS8 Land off Manor Road (S. of Hillcrest)	CS9 Land Off Manor Road (N. of Hillcrest)	CS10 Land at Heathfield School (CASE10)	CS11 Agricultural Land East of Hyde Road	CS12 Land at Entrance to Manor Farm	CS13 Land at to West of Manor Farm	CS14 Land off Folly Lane	CS17 Agricultural Land off Dunstable Road	CS18 Agricultural Land off Dunstable Road	CS27 Land W. of Mancroft Road	CS29 Scrub Land North of Dunstable Rd	CS30 Small Parcel of Land off Winchfield	Summary of appraisal
															CS8, 10 and 14 are large sites likely to be able to accommodate mixed use development including employment and are located in close proximity to either Caddington or Slip End centres.
<b>7/Soc – Health</b>	0	+	0	-	0	+	0	0	+	0	-	+	+	0	CS3, 12, 13 17 and 30, given their scale, would have limited or no opportunities to provide new open space. The scale of sites CS9 and CS18 would mean that they could provide new open space but equally their comprehensive development could create additional strain on health services unless new health provision was made. The other sites would not have a detrimental impact on health services but could provide new open space.
<b>8/Econ – Services/ Infrastructure</b>	0	0	0	-	0	0	0	0	0	0	-	0	0	0	Development of CS9 and CS18 would create demand for significant supporting infrastructure. Sites CS3, 12, 13 17 and 30 would have a negligible impact on local health services, being minor in scale and located in close proximity to the village centre. The remaining sites are likely to have a minimal impact.
<b>9/Econ – Transport</b>	+	+	-	0	+	+	+	+	0	+	0	0	0	0	CS3, 4, 10, 11, 12, 13 and 17 are located very close to the centre of Caddington village with very good access to pedestrian services and facilities. The remaining sites do have good connections to the village centres although CS8 is a reasonable distance from either, being located in Aley End.

<b>Preferred Policy Option:</b>	<b>Allocate Site Options CS4, CS10</b>
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<b>Preferred Policy Option:</b>	<b>Allocate Site Options CS4, CS10</b>
<p><b>Summary and conclusion:</b></p> <p><b>Environment:</b> Overall the options have generally detrimental impacts on the landscape objectives. This is no surprise because there is an inherent conflict between the social objective of providing more housing and the objective of protecting a sensitive environment. All of the sites are located in the Green Belt with the exception of CS10. CS9 site plays a particularly important role in preventing the coalescence of Caddington Village and Aley Green. Two sites abut the AONB - CS17 and CS18. Additionally, there is potential land contamination on these sites. Impacts on local heritage are not considered significant though it is noted that CS10 is located in the Caddington Conservation Area although this does not necessarily prevent development.</p> <p><b>Social:</b> Sites CS9 and 18 would, by virtue of their scale, make a significant contribution towards overall housing needs, including affordable housing. However, equally, that scale of growth could put considerable strain on existing services, particularly GP services. The larger sites can provide open space on site which will help to improve access to open space and contribute towards the overall health of the population.</p> <p><b>Economic:</b> The largest sites, CS9 and 18, would create significant demands for additional infrastructure which would be unlikely to be delivered in settlements of the scale of Caddington and Slip End. Most of the larger sites would, if they can accommodate employment-generating uses on them, contribute towards economic objectives.</p> <p>Across all the objectives, sites CS4 and CS10 consistently make the most positive contribution towards the sustainability objectives of the Neighbourhood Plan. In addition, where they could have detrimental impacts on any individual criterion, these are likely to be minimal and therefore capable of mitigation. It should be borne in mind that site CS4 is currently in the Green Belt, therefore a green Belt Assessment will also need to be undertaken if the site is to be allocated and the Green Belt boundary amended by the Local Plan review in order to permit it to be developed.</p>	

- a. The above represents a high level summary of the full sustainability assessment.

## Cumulative effects of Neighbourhood Plan policies

14.9 While some of the policy options may individually have a minor impact (either positive or negative) on the environmental, social and economic characteristics of the parish, collectively they may have a much more significant impact. As part of this appraisal, the combined impacts of the policy proposals have been considered. It is acknowledged that there are a number of uncertainties in this respect, especially when considering the effects over the time scale of the Plan.

14.10 In most cases, assessing the social and economic effects of a policy results in many of the negative environmental sustainability impacts identified for individual policies being balanced out. When appraising the cumulative impacts of all the policies within the Neighbourhood Plan these negative impacts have been addressed by other policies, illustrated in Table 8.1 below.

**Table 14.1: Cumulative impact of Neighbourhood Plan policies**

	Sustainability Objectives								
Policy	1	2	3	4	5	6	7	8	9
CASE1	0	0	0	0	++	0	+	0	0
CASE2	-?	-?	0	0	0	0	+	+	0
CASE3	0	0	0	0	0	0	+	0	+
CASE4	0	0	0	0	0	0	+	0	+
CASE5	0	0	0	0	0	0	+	+	0
CASE6	0	0	0	0	0	+	0	++	0
CASE7	+	+	+	+	0	0	+	0	0
CASE8	+	+	+	+	0	0	+	0	+
CASE9	0	0	++	0	0	+	+	+	0
CASE10	0	0	0	0	0	+	0	0	0
CASE11	0	0	0	0	0	+	0	+	+
CASE12	0	0	0	0	0	+	0	+	0
CASE13	0	-?	0	0	+	+	+	0	+
CASE14	0	0	+	-?	+	+	+	0	+

## **15 OVERALL CONCLUSION**

- 15.1 For some of the policies that have a negative impact on the environment, there are other aspects that contribute to social or economic objectives. Other policies in the Neighbourhood Plan and Local Plan should mitigate against these.
- 15.2 Overall the most sustainable policy options have been chosen for inclusion in the Neighbourhood Plan. None have any significant adverse effects, giving confidence that the policies in the Plan will contribute to sustainable development.



## Appendix A      Summary of responses from statutory bodies during SA scoping process

Summary of Comments	Suggested Changes	Response & Commentary
<p>English Heritage: English Heritage (Historic England from 1st April 2015) considers it desirable see a specific objective for the enhancement and protection of the historic environment within the Neighbourhood Plan area. This would bring the objectives of the Neighbourhood Plan in line with the definition of sustainable development in the National Planning Policy Framework. They also suggest that any opportunities taken to improve the Conservation Area should draw on existing areas which need improvement. English Heritage highlights the need for the impact of development within the settings of heritage assets also to be considered during the site allocation process. Within the Testing Matrix, English Heritage suggest that the character and significance of the built and historic environment would be more appropriate wording and that this would accommodate the need to consider heritage assets with archaeological interest which are not adequately covered by the term “built environment”. English Heritage also recommends that the information included in the section that details policies of the significance to the Neighbourhood Plan is reviewed to ensure relevance and accuracy.</p>	<p>It is recommended that the objectives set out in 1.2.8 are revised to take account of the desire by English Heritage for the Neighbourhood Plan to be more in line with the Governments’ definition of sustainable development as outlined in the National Planning Policy Framework. These objectives could include the enhancement and improvement of the existing Conservation Area through high quality design (and if applicable, the improvement of existing negative features within the Conservation Area as suggested by English Heritage); the promotion of the heritage of the Neighbourhood Plan area through encouraging development which takes account of existing local and historic distinctiveness and which does not result in the substantial loss of or harm to significance of designated (such as Listed Buildings, Conservation Areas and Scheduled Monuments) or their settings. A change of terminology within the Built Environment section to include the “historic environment” should be made in order that sites with archaeological interest have been considered.</p>	<p>The comments made by English Heritage are considered to be fair and balanced and changes should be made to reflect their recommendations. The Central Bedfordshire Council Archaeologist considers the historic environment of the Neighbourhood Plan area is rich and varied, and of particular significance are the internationally recognised Palaeolithic archaeological remains which have been discovered in the two parishes. The unique geological conditions of the Neighbourhood Plan area mean that further discoveries of Palaeolithic remains may be made and the nature of the discovery of the known remains are such that the resource has not received any statutory protection. The objectives set out in 1.2.8 should therefore be amended to ensure that there would be adequate protection and enhancement of these and other non-designated archaeological sites as a result of any new development.</p> <p>Chapter 5 should be improved so that discusses the built and historic environment with reference to the terminology used in the National Planning Policy Framework, the term “heritage assets” should be used and a definition included. A distinction should be made between those heritage assets which receive statutory protection and those that do not. Section 8 of the SA Framework needs to include a bullet point that addresses the impact of development proposals on archaeological areas and areas of archaeological potential to ensure that the impact</p>

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Summary of Comments	Suggested Changes	Response & Commentary
		of development is appropriately mitigated and the results made accessible in line with the requirements of the NPPF, paragraph 141. The Ancient Monuments and Archaeological Areas Act 1979 should be added to the list of Policies of Significance to the Neighbourhood Plan and it should be acknowledged that the objectives and policies of the plan must not conflict with the requirements of the Act.
Natural England welcomes the objectives that have been developed for the sustainability appraisal, particularly those relating to biodiversity and natural environment and to landscape. We note that the local issues identified in column 3 of Table 12.1 for Objective 1 include the presence of Blows Down Site of Special Scientific Interest (SSSI), county wildlife sites and protected species. However as Blows Down SSSI and county wildlife sites do not appear as part of the detailed criteria in the 4th column it is not clear whether they will be considered in the Sustainability Appraisal. Natural England would advise that these are important considerations which should form part of the appraisal of the neighbourhood plan. We welcome the inclusion of conservation as well as enhancement of the Chilterns Area of Outstanding Natural Beauty as well as consideration for the wider landscape	No specific changes suggested	Impact on the SSSI's and County Wildlife sites are part of the SA/SEA considerations, clarity added by inserting 'sites and' in column 4.

## Appendix B      Summary of relevant plans and programmes

Plan/Strategy/Policy	Key Aims, Relevant Objectives or Targets / Indicators	Implications for Sustainability Appraisal
<b>International and European</b>		
<b>Sustainable Development Strategy (EDS), EU, 2001</b>	<p>The environmental objectives and priorities of this strategy fall out of the EU Sixth Environmental Action Programme which was developed by the EU.</p> <p>This strategy focuses on the need to:</p> <ul style="list-style-type: none"> <li>• Limit climate change and increase the use of clean energy</li> <li>• Address threats to public health (e.g. hazardous chemicals, food safety)</li> <li>• Combat poverty and social exclusion</li> <li>• Deal with the economic and social implications of an ageing society</li> <li>• Manage natural resources more responsibly (including biodiversity and waste generation)</li> <li>• Improve the transport system and land use management</li> </ul>	The EDS emphasises that action to promote sustainable development must be considered at all levels.
<b>Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)</b>	<p>The convention aims:</p> <ul style="list-style-type: none"> <li>• To conserve wild flora, fauna and natural habitats</li> <li>• To promote co-operation between states</li> <li>• To give particular attention to endangered and vulnerable species, including endangered and vulnerable migratory species</li> <li>• Appendices provide detailed information on species and habitats protected under the convention.</li> </ul> <p>Obligations for contracting parties: conservation of wild flora and fauna and all natural habitats in general, by</p> <ul style="list-style-type: none"> <li>• Promoting national conservation policies</li> <li>• Taking conservation into account in regional planning policies and pollution abatement</li> <li>• Promoting education and information</li> </ul>	The Neighbourhood Plan should take the conservation of biodiversity into account.
<b>The Convention on Biological Diversity, Rio de</b>	The convention is designed to conserve biological diversity, ensure the sustainable use of this diversity and share the benefits	The Neighbourhood Plan should aim to facilitate the protection and enhancement of biodiversity.

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Plan/Strategy/Policy	Key Aims, Relevant Objectives or Targets / Indicators	Implications for Sustainability Appraisal
<b>Janeiro (1992)</b>	<p>generated by the use of genetic resources. Each contracting party should (article 6a)</p> <ul style="list-style-type: none"> <li>• Develop national strategies for the conservation and sustainable use of biological diversity</li> <li>• Integrate the conservation and sustainable use of biological diversity into relevant sectoral and cross-sectoral plans, programmes and policies</li> </ul>	
<b>Kyoto Protocol on Climate Change (UN, 1997)</b>	<p>The Kyoto Protocol supports the United Nations Framework Convention on Climate Change which sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change.</p> <p>Articles 2(a-vii) &amp; Article 3: Applies the Protocol to reduction of ozone-depleting gases produced by the transport sector not covered by the Montreal Protocol (CFCs and fluorocarbons). Article 3 contains the key obligation requiring reduction in anthropogenic CO<sub>2</sub> levels to at least 5% below 1990 levels by 2012.</p> <p>Article 10(b-1): Requires signatories to implement and publish regular plans detailing how reduction targets will be met in specific sectors, including transport. It might be argued that sustainable transport policies RTSs and LTPs might contribute to this commitment.</p>	<p>Ensure all reasonable opportunities are taken forward to reduce greenhouse gas emissions and promote renewable energy and higher energy efficiency.</p>
<b>The UN Millennium Declaration and Millennium Development Goals (2002)</b>	<p>All 191 UN member states set out eight millennium development goals which should be met by 2015.</p> <p>'We must tackle, issues of climate change, preserving biodiversity, managing our forests and water resources, and reducing the impacts of natural and man-made disasters.'</p>	<p>The Neighbourhood Plan may help in achieving those objectives.</p>
<b>World Summit on Sustainable Development - Earth Summit (2002)</b>	<p>The Johannesburg Summit 2002 – the World Summit on Sustainable Development – aimed to address difficult challenges, including improving people's lives and conserving our natural resources in a world that is growing in population, with ever-increasing demands for food, water, shelter, sanitation, energy, health services and economic security.</p> <p>Fundamental goals include:</p> <ul style="list-style-type: none"> <li>• Greater resource efficiency</li> <li>• Waste reduction</li> </ul>	<p>The Neighbourhood Plan may have significant impacts on the issues mentioned and should try to contribute towards their achievement locally.</p>

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Plan/Strategy/Policy	Key Aims, Relevant Objectives or Targets / Indicators	Implications for Sustainability Appraisal
	<ul style="list-style-type: none"> <li>Promotion of renewable energy</li> <li>Significantly reduce loss of biodiversity by 2010</li> </ul>	
<b>European Landscape Convention, Florence, 2000</b>	Aims to reflect European identity and diversity through the landscape which is a living natural and cultural heritage, whether it is ordinary or outstanding, urban or rural, on land or in water. The Convention promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues. It raises awareness of the value of a living landscape.	The Neighbourhood Plan should give consideration to the value of all landscapes within the plan area, including the Chilterns AONB
<b>EU Directive on Environmental Noise, 2002/49/EC, EC, 2002</b>	This EU Directive addresses the prevailing issue of noise as a by product of transportation and Industry and investigates its impact on the Environment. The main aim is to provide a common basis for tackling the noise problem across the EU through the use of 'strategic noise maps' for major roads, railways, airports and agglomerations, using harmonised noise indicators.	The Neighbourhood Plan should give consideration to the noise impacts of new developments.
<b>EU Directive on the Conservation of Wild Birds (79/409/EEC) as amended by 97/62/EC</b>	Directive 79/409/EEC and its amending acts aim at providing long-term protection and conservation of all bird species naturally living in the wild within the European territory of the Member States (except Greenland). Imposes duty on Member States to sustain populations of naturally occurring wild birds by sustaining areas of habitats in order to maintain populations at ecologically and scientifically sound levels.	The Neighbourhood Plan could promote this aim, for example, by promoting biodiversity and avoiding/reducing habitat fragmentation.
<b>EU Habitats Directive (92/43/EEC) as amended by 97/62/EC</b>	The aim of this Directive is to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora in the European territory of the Member States to which the Treaty applies. Measures taken pursuant to this Directive are designed to maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest. Article 3.1: Maintain or restore in a favourable condition designated natural habitat types, and habitats of designated species listed in Annexes I and II respectively of the Directive. Article 6.2: Take appropriate steps to avoid degrading or destroying natural habitats within SACs, and avoid disturbance of designated species insofar as this would result in further decline in numbers or	<p>Ensure the location of any designated areas is clear and taken into account.</p> <p>Prioritise policies that avoid or result in minimal damage to designated areas.</p> <p>Review the extent to which proposals would damage or destroy these features, or sever habitats over a wide area or long distance, and use less damaging options or appropriate mitigation measures.</p>

Plan/Strategy/Policy	Key Aims, Relevant Objectives or Targets / Indicators	Implications for Sustainability Appraisal
	<p>the loss of habitat that maintains the species.</p> <p>Article 6.3: Any plan or project not directly concerned with the management of a designated site (SAC/SPA), but which is likely to have a significant impact on it (individually or in combination with other projects), should undergo assessment of its implications for the conservation objectives of the site.</p> <p>Article 6.4: If the project must proceed in the public interest and in spite of negative conservation impacts, including social or economic reasons, compensatory measures must be provided for.</p> <p>The Article provides limited scope for development in designated areas. It is only acceptable on grounds of human health and safety (but not economic development) if it affects habitats supporting protected species.</p> <p>Article 10: Linear structures such as rivers/streams, hedgerows, field boundaries, ponds, etc., that enable movement and migration of species should be preserved.</p>	
<p><b>EU Directive on Ambient Air Quality and Management (1996/62/EC)</b></p>	<p>Introduces new air quality standards for previously unregulated pollutants, setting the timetable for the development of daughter directives on a range of pollutants. The list of atmospheric pollutants to be considered includes sulphur dioxide, nitrogen dioxide, particulate matter, lead and ozone – pollutants governed by already existing ambient air quality objectives- and benzene, carbon monoxide, poly-aromatic hydrocarbons, cadmium, arsenic, nickel and mercury.</p> <p>Establishes mandatory standards for air quality and sets limits and guides values for sulphur and nitrogen dioxide, suspended particulates and lead in air.</p>	<p>The Neighbourhood Plan should aim to improve air quality.</p>
<p><b>European Spatial Development Perspective (ESDP), EU Ministers for Spatial Planning, 1999</b></p>	<p>By adopting the ESDP, the Member States and the Commission reached agreement on common objectives and concepts for the future development of the territory of the European Union. The aim of spatial development policies is to work towards a balanced and sustainable development of the territory of the European Union. The ESPD aims to ensure that the three fundamental goals of European policy are achieved equally in all the</p>	<p>The Neighbourhood Plan may influence the historic environment in several ways, including impacts upon townscape, historic structures and features.</p>

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	<p>regions of the EU:</p> <ul style="list-style-type: none"> <li>• Economic and social cohesion;</li> <li>• Conservation and management of natural resources and the cultural heritage;</li> <li>• More balanced competitiveness of the European territory.</li> </ul> <p>European cultural landscapes, cities and towns, as well as a variety of natural and historic monuments are part of the European Heritage. Its fostering should be an important part of modern architecture, urban and landscape planning in all regions of the EU. A big challenge for spatial development policy is to contribute to the objectives, announced by the EU during international conferences concerning the environment and climate, of reducing emissions into the global ecological system.</p>	
<p><b>The Water Framework Directive (2000/60/EC) –</b></p>	<p>Requires all Member States to achieve ‘good ecological status’ of inland water bodies by 2015, and limits the quantity of groundwater abstraction to that portion of overall recharge not needed by ecology.</p> <p>To achieve ‘good ecological status’ of inland water bodies by 2015</p>	<p>The Neighbourhood Plan should aim to reduce negative impacts on water bodies.</p> <p>There is ‘good ecological potential’ for Heavily Modified Water Bodies.</p> <p>Specifics for the area include:</p> <ul style="list-style-type: none"> <li>• Physical Modifications</li> <li>• Urban Run-off</li> <li>• Diffuse &amp; Point source pollution</li> <li>• Poor Water Quality.</li> </ul> <p>The Neighbourhood Plan should be working towards achieving the programmes and measures listed in the Thames River Basin Management Plan.</p>
<p><b>European Commission White Paper on the European Transport Policy (EC, 2001)</b></p>	<p>With its Transport Policy White Paper, the Commission proposed an Action Plan aimed at bringing about substantial improvements in the quality and efficiency of transport in Europe. It also proposed a strategy designed to gradually break the link between constant transport growth and economic growth in order to reduce the pressure on the environment and prevent congestion while maintaining the EU’s economic competitiveness.</p>	<p>The Neighbourhood Plan should aim to contribute to these aims where appropriate.</p>

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	<p>Approximately 60 measures are set out to develop a transport policy for Europe's citizens. Amongst others 'towards sustainable mobility': Transport in Europe must, as a matter of priority, be compatible with environmental protection. To this end, the Commission proposed a wide range of measures to develop fair infrastructure charging which takes into account external costs and encourages the use of the least polluting modes of transport, to define sensitive areas, in particular in the Alps and Pyrenees, which should be eligible for additional funding for alternative transport, and to promote clean fuels ...</p> <p>The principal measures suggested in the White Paper include:</p> <ul style="list-style-type: none"> <li>• Revitalising the railways</li> <li>• Improving quality in the road transport sector</li> <li>• Striking a balance between growth in air transport and the environment</li> <li>• Transport and the environment</li> <li>• Turning inter modality into reality</li> <li>• Improving road safety</li> <li>• Adopting a policy on effective charging for transport</li> <li>• Recognising the rights and obligations of users</li> <li>• Developing high-quality urban transport</li> <li>• Developing medium and long-term environmental objectives for a sustainable transport system.</li> </ul>	
<b>Choosing Health: Making Healthier Choices Easier, Department of Health, 2004</b>	This Paper sets out the key principles for supporting the public to make healthier and more informed choices in regards to their health.	SA objectives aim to encourage healthier lifestyles
<b>National Parks and Access to the Countryside Act 1949 (as amended)</b>	This act gave powers to English Nature (then called the Nature Conservancy) to designate Sites of Specific Scientific Interest and National Nature Reserves. It also gave local authorities power to designate Local Nature Reserves.	This has implications in terms of the designated Chilterns Area of Outstanding Beauty as well as other designated areas.
<b>Wildlife and Countryside Act 1981 (as amended)</b>	The act implements the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and	There is significant interaction between wildlife and different types of land use. The SA should consider



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	<p>the European Union Directives on the Conservation of Wild Birds and Natural Habitats. The Act is concerned with the protection of wildlife and their habitat (countryside, national parks and designated protected areas).</p> <p>Addresses the problem of species protection and habitat loss by setting out the protection that is afforded to wild animals and plants in Britain.</p>	<p>the effects of the plans on biodiversity.</p>
<p><b>The Conservation (Natural Habitats, &amp;c) Regulations 1994 (as amended)</b></p>	<p>The Regulations place a duty to propose a list of sites which are important for either habitats or species to the EU which are identified as Sites of Community Importance and then designated Special Areas of Conservation. Special Protection Areas are also listed. The Regulations enable agencies to enter into management agreements on land within or adjacent to a European site to secure its conservation and protect it, including the control of potentially damaging operations.</p>	<p>The regulations have implications in terms of biodiversity particularly for European protected sites and species.</p> <p>The only European site located to Central Bedfordshire, and which could potentially be affected is the Chiltern Beechwoods Special Area of Conservation (SAC). However, Natural England considers that the plan is unlikely to have a significant effect on the Chiltern Beechwoods SAC, and therefore further consideration of <u>an Appropriate Assessment is not required</u>.</p>
<p><b>'Working with the Grain of Nature': A Biodiversity Strategy for England (2002)</b></p>	<p>The Strategy seeks to ensure biodiversity considerations become embedded in all main sectors of public policy and sets out a programme for the next five years to make the changes necessary to conserve, enhance and work with the grain of nature and ecosystems rather than against them.</p> <p>Ensures biodiversity considerations are embedded in all main sectors of economic activity. (It is the principal means by which the government will comply with duties under section 74 of the CRoW Act).</p>	<p>The SA should aim to protect all levels of biodiversity not just the most valued sites and the SA objectives reflect this.</p>
<p><b>Biodiversity Strategy for England, Central Government, 2002</b></p>	<p>This report evaluates and records the progress of the 'Working with the Grain of Nature' Strategy.</p> <p>It aims to ensure that:</p> <ul style="list-style-type: none"> <li>• Planning and Development are carried out in a sustainable manner with minimum impact on biodiversity</li> <li>• Biodiversity is given consideration when building and supporting sustainable urban communities</li> </ul>	<p>The SA should aim to protect and implement measures to protect and enhance the levels of biodiversity.</p>

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	<ul style="list-style-type: none"> <li>Biodiversity is recognised as a method of improving quality of life</li> </ul>	
<b>England Forestry Strategy (1999)</b>	<p>The England Forestry Strategy has two aims, i.e. the sustainable management of existing woods and a continued steady expansion of woodland areas to provide more benefits for society and the environment.</p> <p>There are four strategic priorities:</p> <ul style="list-style-type: none"> <li>Forestry for Rural Development - covering the contribution forestry's contribution to local economies</li> <li>Forestry for Economic Development - covering forestry's role in strategic land use planning (industrial land restoration) in urban and urban fringe areas</li> <li>Forestry for Access and Tourism</li> <li>Forestry for the Environment and Conservation covering the natural and historic environment and the Government's objectives for biodiversity and climate change</li> </ul>	The Neighbourhood Plan could provide opportunities to expand existing woodland or create new woodland areas.
<b>Planning (Listed Buildings and Conservation Areas) Act, 1990</b>	The Act discusses listing of special and listed buildings. It also discusses procedures to follow for a development within or near a listed building or a Conservation Area, including control of demolition. The Act lists general duties of Planning Authorities to while dealing with a Conservation Area.	The Neighbourhood Plan may include objectives and criteria to ensure application of appropriate policy advice to listed buildings/ conservation areas
<b>Ancient Monuments and Archaeological Areas Act, 1979</b>	This Act consolidates and amends the law relating to ancient monuments; makes provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters; to provide for the recovery of grants under section 10 of the Town and Country Planning (Amendment) Act 1972 or under section 4 of the Historic Buildings and Ancient Monuments Act 1953 in certain circumstances; and to provide for grants by the Secretary of State to the Architectural Heritage Fund	The Neighbourhood Plan must ensure its objectives and policies do not conflict with the requirements of the Act.
<b>Countryside and Rights of Way Act – CRoW (ODPM, 2000)</b>	CRoW extends the public's ability to enjoy the countryside whilst also providing safeguards for landowners and occupiers. It creates a new statutory right of access to open country and registered common land, modernise the rights of way system, give greater	The Neighbourhood Plan may aim to maintain, improve and enhance biodiversity and should ensure that public rights of ways are respected.

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	<p>protection to Sites of Special Scientific Interest (SSSIs), provide better management arrangements for Areas of Outstanding Natural Beauty (AONBs), and strengthen wildlife enforcement legislation. Emphasises the public's right of access to open country and common land.</p> <ul style="list-style-type: none"> <li>• Part I of the Act creates a new right of access to open country and registered common land</li> <li>• Part II of the Act modernises the law on public rights of way</li> <li>• Part III of the Act gives greater protection to sites of special scientific interest (SSSIs), and strengthens wildlife protection</li> <li>• Part IV of the Act provides new powers to set up Conservation Boards for the better management of areas of outstanding natural beauty (AONBs), and requires certain bodies to have regard for AONBs when doing anything which would affect the land in those areas</li> </ul>	<p>Any development proposals affecting the Chilterns AONB will need careful consideration and must include consultation with the Chilterns AONB Conservation Board.</p>
<p><b>Waste Strategy for England 2007</b> (Note Government are undertaking a review of ALL waste policy with initial findings due spring 2011 at the earliest)</p>	<p>Sets out the Government's vision for sustainable waste management. It continues the Government's expectations from the 2000 strategy to change the way we manage waste looking at ways to tackle the amount of waste produced and promote re-use, recycling, composting and the recovery of energy.</p>	<p>The Neighbourhood Plan could address and promote waste reduction, recycling and re-use and greater resource efficiency.</p>
<p><b>UK Climate Change Programme (2006)</b></p>	<p>The UK's climate change programme sets out the Government's and the devolved administrations' approaches to the challenge of climate change. It explains why the climate is changing and what its effects might be, the UK's legally binding target under the Kyoto Protocol to reduce its greenhouse gas emissions to 12.5% below 1990 levels by 2008-2012 and its domestic goal of a 20% reduction in carbon dioxide emissions below 1990 levels by 2010; new measures the Government and the devolved administrations are introducing to reduce emissions further and achieve the UK's climate change targets and how climate change is expected to affect the UK, how the UK might need to adapt, and the action the Government and the devolved administrations have started to take to prepare for this.</p>	<p>The Neighbourhood Plan could aim to minimise CO<sub>2</sub> and other greenhouse gas emissions.</p>

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	The Programme aims at cutting UK Carbon Dioxide emissions by 60% by 2050.	
<b>The Climate Change Act 2008</b>	<p>Creates a legally binding long-term framework to cut carbon emissions. It also creates a framework for building the UK's ability to adapt to climate change.</p> <p>Key aims are to improve carbon management, helping the transition towards a low-carbon economy in the UK and to demonstrate UK leadership internationally, signalling that we are committed to taking our share of responsibility for reducing global emissions in the context of developing negotiations on a post-2012 global agreement at Copenhagen in December 2009.</p>	The Neighbourhood Plan could encourage actions to both mitigate climate change by cutting carbon emissions and plan to adapt for changes already happening
<b>The Historic Environment: A Force for Our Future (2001)</b>	This statement sets out the intention of the Government to protect the historic environment recognising its major contribution to the economy in rural and deprived communities as well as in traditional economic centres. It also states the need for the development of new policies to further realise economic and educational potential. The historic environment should be protected and sustained for the benefit of our own and future generations.	The Neighbourhood Plan could influence the historic environment in several ways, including impacts upon townscape, historic structures and features.
<b>Heritage Protection for the 21<sup>st</sup> Century – White Paper, 2007</b>	<p>The proposals are based on three core principles:</p> <ul style="list-style-type: none"> <li>• The need to develop a unified approach to the historic environment</li> <li>• Maximising opportunities for inclusion and involvement</li> <li>• Supporting sustainable communities by putting the historic environment at the heart of effective planning system</li> </ul>	The Neighbourhood Plan could promote more opportunities for public involvement and community engagement to protect the historic environment and a clearer record of what is protected and why.
<b>UK Fuel Poverty Strategy (2001)</b>	<p>The strategy identifies the main causes of fuel poverty in the UK (a combination of poor energy efficiency in homes and low incomes) and outlines its effects on quality of life and health.</p> <p>The strategy aims to reduce fuel poverty especially of vulnerable members of society, such as children and the elderly.</p>	Health equalities should be considered in the Neighbourhood Plan
<b>Creation of Local Housing Trusts DCLG June 2010</b>	Confirmation that legislation will be taken forward allowing the creation of Local Housing Trusts. Local Housing Trusts would have to meet some basic planning criteria for new housing development and would need support of the local community, but would not need	As more details emerge about the legislation, the Neighbourhood Plan would need to consider it accordingly, and the implications of the new legislation when it comes into force.

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	to make a specific planning application. Any profits made from new developments would have to be reinvested in the local community, and the land would remain with the housing trust - regardless of what happened to the houses built on the land.	
<b>Community Right to Build, DCLG 23 July 2010</b>	Will allow people in rural villages to decide where to create new homes, shops, businesses and facilities where they want them and where they are needed. Details of how it will work are being developed but it is anticipated that there would be involvement from the Local Authority. It is proposed that the size of a community could be expanded by a maximum of 10 per cent over any 10 year period under the scheme. Initially the size of community that can use the Right to Build will be restricted.	A Community Right to Build could be considered within the designated Neighbourhood Area
<b>Zero Carbon Homes, DCLG July 2010</b>	Councils and developers could be given more flexibility in meeting eco-standards to ensure all new homes are zero carbon from 2016. Possibility that developer payments could be made to fund community energy projects, such as wind farms and district heating schemes, to meet their obligations to reduce carbon emissions from new homes. Minimum standards for energy efficiency measures will also be set through future revisions to building regulations. These will be based on those revisions outlined in a recent consultation on the Code for Sustainable Homes, which set key benchmarks for the sustainability of new homes.	The Neighbourhood Plan may need to take into account infrastructure funding and resource efficiency policies.
<b>Flood and Water Management Act 2010, Royal Ascent April 2010</b>	The Act aims to improve both flood risk management and the way we manage our water resources. The Act creates clearer roles and responsibilities and instills a more risk-based approach. This includes a new lead role for local authorities in managing local flood risk (from surface water, ground water and ordinary watercourses) and a strategic overview role for all flood risk for the Environment Agency (EA). This falls short of being the comprehensive Act envisaged in the Pitt report, but Defra plan to introduce some additional measures on water management in the future. It is expected that the Act will be commenced in April 2011. However, risk management authorities will be expected to begin	The Neighbourhood Plan must consider flood risk and flood risk management

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	<p>putting in place the organisational framework and strategic development ahead of this.</p> <p>The Flood Risk Regulations transpose the EU Floods Directive into UK law and were introduced on 10 December 2009. These confirm the lead local flood authority role for unitaries and counties and require specific tasks to be undertaken by these authorities this year, with completion of Preliminary Flood Risk Assessments and identification of Flood Risk Areas due by June 2011.</p>	
<b>Community Infrastructure Levy (CIL) 6 April 2010</b>	CIL was introduced by the previous Government on 6 April 2010, and was intended to eventually replace the tariff based Section 106 obligations.	The Neighbourhood Plan should consider how the new government wishes to progress with CIL, as more details emerge.
<b>DfT Local and Regional Climate Change Research Report, DfT, July 2010</b>	Identifies good practice initiatives to reduce transport emissions and adapt to climate change and address the challenges, drivers and barriers to taking action, especially in relation to the delivery of transport services, and includes a comprehensive review of the tools, methodologies and approaches different authorities are using to monitor and model future transport emissions. The report seeks to guide the DfT on additional action the Department could take to support local authorities in delivering low carbon transport policies.	The Neighbourhood Plan could complement the Local Transport Plan(s) for the area in seeking to reduce transport emissions and adapt to climate change through the delivery of transport policies, based on best practice and guidance from the DfT.
<b>Our Energy Future - Creating a Low Carbon Economy' - UK white paper on energy (2003)</b>	<p>The white paper defines a long-term strategic vision for energy policy combining our environmental, security of supply, competitiveness and social goals. The implementation of the White Paper is being taken forward via the Sustainable Energy Policy Network (SEPN).</p> <p>To put ourselves on a path to cut the UK's carbon dioxide emissions - the main contributor to global warming - by some 60% by about 2050 with real progress by 2020.</p>	The Neighbourhood Plan should aim to minimise CO <sub>2</sub> and other greenhouse gas emissions.
<b>The Future of Transport – UK white paper on transport (2004)</b>	<p>Sets out a long term strategy for a modern, efficient and sustainable transport system over the next 15 years.</p> <p>To ensure that transport makes its full contribution to reducing CO<sub>2</sub> emissions cost effectively.</p>	The Neighbourhood Plan could aim to minimise CO <sub>2</sub> and other greenhouse gas emissions and promote more sustainable forms of transport.
<b>England Rural Strategy (2004)</b>	<p>The Rural Strategy 2004 sets out the Government's new approach to policy and delivery of the rural white paper. It identifies three key priorities for rural policy.</p> <ul style="list-style-type: none"> <li>Economic and Social Regeneration – supporting enterprise</li> </ul>	Rural issues should be taken into account in the preparation of the Neighbourhood Plan.

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	<p>across rural England, but targeting greater resources at areas of greatest need</p> <ul style="list-style-type: none"> <li>• Social Justice for All – tackling rural social exclusion wherever it occurs and providing fair access to services and opportunities for all rural people</li> <li>• Enhancing the Value of our countryside - protecting the natural environment for this and future generations</li> </ul>	
<p><b>Natural Environment and Rural Communities Act, 2006</b></p>	<p>The key elements of this Act are:</p> <ul style="list-style-type: none"> <li>• Creation of a new body, Natural England, to enhance biodiversity and landscape and promote access and recreation under one organisation</li> <li>• Establish a Commission for Rural Communities</li> <li>• Restrict new public rights of way for mechanically propelled vehicles unless they are created or constructed expressly for motor vehicles. Also extinguishes unrecorded ones</li> <li>• Dedication of restricted byways and use by bicycles</li> <li>• Gives National Park authorities the power to make traffic regulation orders on rights of way and carriageways with unsealed surfaces within National Park boundaries</li> <li>• Provides a private right of way for people who need to access their land or property in cases where a public right of way has been extinguished by the Act.</li> </ul> <p>The aim is to stop inappropriate motor vehicle use of byways by preventing claims for motor vehicle access on the basis of historical use by horse-drawn vehicles.</p>	<p>Natural England became a statutory consultee for Sustainability Appraisal, and must be consulted at the appropriate stages of the process</p>
<p><b>Securing the Future – Delivering UK Sustainable Development Strategy, Central Government, 2005</b></p>	<p>This strategy aims to promote sustainable development. It contains</p> <ul style="list-style-type: none"> <li>• Five principles (with a more explicit focus on environmental limits)</li> <li>• Four agreed priorities (sustainable consumption and production, climate change, natural resource production and sustainable communities)</li> <li>• A new indicator set with new indicators such as on well being</li> </ul>	<p>The Neighbourhood Plan should promote sustainable development wherever possible.</p>

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	<p>The new objectives included within the strategy are:</p> <ul style="list-style-type: none"> <li>• Living within environmental limits</li> <li>• Promoting good governance</li> <li>• Using sound science responsibly</li> </ul>	
<b>National Planning Policy Framework</b>	The NPPF represents a new framework for planning. Key to the NPPF is the presumption in favour of sustainable development and the duty to co-operate.	The Neighbourhood Plan will need to be in conformity with the NPPF.
<b>Code for Sustainable Homes: Setting the Standard in Sustainability for New Homes, CLG</b>	Published in 2008, this document sets out the assessment process and performance standards required for the Code. It covers the elements of the Code that will not change over time unless they are subject to consultation.	The Neighbourhood Plan will need to deliver new homes in compliance with the Code for Sustainable Homes. Energy and water efficiency targets for the area will be identified in the Development Strategy.
<b>Code for Sustainable Homes: Making a Rating Mandatory, CLG</b>	Published in 2007, this document provides a summary of responses to the the July 2007 consultation on proposals for making it mandatory for new homes to be rated against the Code for Sustainable Homes. As a result of consultation, the Government decided to proceed with the proposals. New homes, if not assessed, would be deemed to have achieved a zero rating against the Code. The mandatory rating policy would give purchasers of new homes clear information about the sustainability of their new home and house builders would have a clear and consistent basis on which to compare and market their products. Introduction of mandatory rating was proposed to commence in April 2008 but the timing of introduction was to be confirmed.	The Neighbourhood Plan will need to deliver new homes in compliance with the Code for Sustainable Homes. Energy and water efficiency targets for the area will be identified in the Development Strategy.
<b>Natural England's Draft Policy on Soil</b>	<p>Soil should be valued as a finite resource which underpins our well being and prosperity. Decisions about the natural environment should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver.</p> <p>Soil is a key component of most landscapes and understanding links between landscape and historic environment.</p> <p>Soil has an important function in mitigating against the effects of climate change and needs to be better understood and managed. Good soil management is a critical component of sustainable land management practice.</p> <p>We need to consider the permanent impact of land use change on</p>	The Neighbourhood Plan should acknowledge the value and importance of soil to landscape, biodiversity, the historic environment and mitigating against climate change. The impact on soil resulting from land use change should be considered.



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	soil and take particular care over planned changes to potentially productive soil but allow necessary change in response to climate change.	
<b>Sustainable Communities Plan (February 2003)</b>	<p>The Deputy Prime Minister launched the Sustainable Communities Plan (Sustainable Communities: Building for the future) on 5 February 2003. The Plan set out a long-term programme of action for delivering sustainable communities in both urban and rural areas. Its aim was to tackle housing supply issues in the South East, low demand in other parts of the country, and the quality of our public spaces.</p> <p>The Plan included not just a significant increase in resources and major reforms of housing and planning, but a new approach to how we built and what we built.</p> <p>The programme of action aimed to focus the attention and co-ordinate the efforts of all levels of Government and stakeholders in bringing about development that met the economic, social and environmental needs of future generations as well as succeeding now.</p> <p>The new coalition Government elected in May 2010 brought changes to the way development will be delivered with the abolition of the Regional Spatial Strategies, with Local Authorities now able to determine their own housing targets based on local need, however the principle of sustainable development remains.</p>	The Neighbourhood Plan will seek to deliver sustainable communities
<b>Bedfordshire Structure Plan 2011</b>	<p>This plan aims to deliver long term guidance on land use change in the county. The plan has 6 saved policies relating to:</p> <ul style="list-style-type: none"> <li>• Areas of Great Landscape Value;</li> <li>• Defence sites and institutions;</li> <li>• Infrastructure;</li> <li>• New infrastructure;</li> <li>• Other airfields; and</li> </ul>	The Neighbourhood Plan should act in accordance with these saved policies.

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	<ul style="list-style-type: none"> <li>Luton Town Football Club.</li> </ul>	
<b>Bedfordshire and Luton Minerals and Waste Local Plan Strategic Sites and Policies 2014</b>	The MWLP:SSP sets out the strategic allocations for mineral extraction and for waste management development in the Plan area together with strategic policies which will guide the ongoing supply of minerals and development of waste management facilities	The document should be considered in the Neighbourhood Plan
<b>Central Bedfordshire Outdoor Access Improvement Plan 2012-2031</b>	<p>The Outdoor Access Improvement Plan is a 10 year programme of activity to improve access to the countryside to meet the current and future needs of the residents of Bedfordshire and visitors to the county.</p> <p>The Plan looks at public access in rural and urban areas - both the rights of way network and all other 'open country' and countryside which is available for public access. It also considers how other parts of the transport network, such as minor roads, are important in getting to rights of way and other countryside sites.</p>	Greater access will be delivered to the natural environment to enable greater enjoyment of the resource, and improve the quantity and quality of green infrastructure including footpaths and cycleways.
<b>South Bedfordshire Local Planning Review, 2004</b>	<p>Following the Direction of the Secretary of State in September 2009, certain policies of the Local Plan were saved. Any policies that repeated national and regional guidance have been deleted. The plan highlights the importance of the following key themes:</p> <ul style="list-style-type: none"> <li>Sustainable Development</li> <li>The development strategy and the involvement of the Green Belt</li> <li>The natural built environment</li> <li>Economic regeneration</li> <li>Recreation, leisure and open space</li> <li>Support services</li> </ul>	This remains the Statutory Development Plan for the area. The Neighbourhood Plan should take these key themes into consideration and will need to be in general conformity with the saved policies.
<b>Luton and South Beds Retail Study, 2009 update</b>	The update to the 2005 study undertakes a review of the retail market in light of the current economic climate and assesses the amount of floorspace required for the existing town centres and within the new urban extensions.	The Neighbourhood Plan may consider the recommendations provided in this study if relevant
<b>Statement of Community Involvement</b>	This document highlights how Central Bedfordshire Council aims to reach, involve and include communities in the plans for the area.	Ensure SCI is adhered to.
<b>Bedfordshire and Luton Biodiversity Action Plan</b>	<p>The Biodiversity Action Plan has a number of objectives and aims including:</p> <ul style="list-style-type: none"> <li>Conservation of species and natural habitats</li> </ul>	The Neighbourhood Plan should aim to enhance and protect Biodiversity where possible and support these biodiversity objectives.

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	<ul style="list-style-type: none"> <li>• Provide focus and information for local initiatives that promote Biodiversity</li> <li>• Give locals a chance to share their views on the subject</li> <li>• Register targets that reflect the views of the locals</li> <li>• Promote partnerships that will help promote and protect biodiversity</li> <li>• Raise awareness</li> </ul>	
<b>Luton Borough Council and South Bedfordshire District Council Level 1 Strategic Flood Risk Assessment, September 2008</b>	<p>The main aim of the Strategic Flood Risk Assessment (SFRA) is to provide flood risk information to enable the application of the Sequential Test to site allocations and, if appropriate, the application of the Exception Test to site allocations.</p> <p>The objectives of the SFRA include identifying the extent of flood zones, particularly Zone 3 and areas where new development is likely to be located; identifying flood risk areas and providing suitable policy advice for these areas, including the incorporation of SUDS; and presenting information to inform emergency planning.</p> <p>Key recommendations are:</p> <ul style="list-style-type: none"> <li>• In flood zones 1, 2 and 3 Flood Risk Assessments should focus on the sustainable management of storm water and have regard to the cumulative impact draining development sites can have on existing infrastructure and flood risk;</li> <li>• Engage with developers and local regulators throughout the development process and take a pro-active approach to initiatives for the reduction of flood risk;</li> <li>• Protect areas required for future flood alleviation schemes, including areas in the Upper Lee catchment and Clipstone Brook as already identified by the Environment Agency;</li> <li>• Luton Council should require new developments within 8m of the River Lee to upgrade/replace and maintain the river banks.</li> <li>• Seek to protect floodplains / compensate these areas</li> </ul>	<p>The Neighbourhood Plan should consider risk of flooding to and from developments.</p>
<b>South Bedfordshire's Environmental Statement,</b>	<p>The Statement outlines 5 key environmental aims, including:</p> <ul style="list-style-type: none"> <li>• Minimising the use of resource consumption</li> </ul>	<p>The Neighbourhood Plan should consider these aims</p>

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<b>2006</b>	<ul style="list-style-type: none"> <li>• Encouraging the use of sustainable transport modes</li> <li>• Protecting the built environment and promoting sensible land use</li> <li>• Protection, enhancement and maintenance of natural areas</li> <li>• Minimising land, water, air and noise pollution</li> </ul>	
<b>Bedfordshire and Luton Strategic Green Infrastructure Plan 2007</b>	<p>This plan defines strategic green infrastructure, assesses existing provision and identifies deficiencies in strategic provision. It sets the strategic green infrastructure context and evidence base to guide the LDF and other planning documents. The plan identifies ways to integrate existing Green Space Provision (both accessible and inaccessible) with opportunity areas in order to create green networks of access routes, landscape, heritage, biodiversity and accessible green space.</p> <p>The following broad areas and corridors for strategic multifunctional green infrastructure network protection, conservation and enhancement are identified:</p> <ul style="list-style-type: none"> <li>Ouzel River Valley Corridor</li> <li>Chalk Arc Corridor</li> <li>Upper Lea Valley River Corridor</li> <li>Leighton Linlade to Dunstable Corridor</li> </ul>	The Neighbourhood Plan should take into account the findings of this report.
<b>Luton and Southern Bedfordshire Green Infrastructure Plan (2009)</b>	This plan provides more detail about more local green infrastructure assets and opportunities, complementing the strategic green infrastructure plan for Bedfordshire and Luton	The Neighbourhood Plan should take into account the findings of this report.
<b>Luton and South Bedfordshire Joint Employment Land Review, January 2008</b>	<p>The Luton &amp; South Bedfordshire Joint Employment Land Review assesses the supply and demand for employment land and premises in the Joint Area in terms of quantity and quality by taking stock of the existing situation, forecasting future demand and establishing a portfolio of sites to meet future needs.</p> <p>The Review identifies a gap in the supply of employment land which (if the Joint Area is to achieve its RSS employment growth targets) is around 115 ha. There is a further gap in terms of the quality of the supply of employment land and premises, with some 42ha of existing land assessed as not being fit for purpose.</p> <p>In terms of future demand for employment land, the forecasts</p>	The Neighbourhood Plan should take into account the findings of this report.

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	<p>indicate increasing demand for B1a/b and B8 with a decrease in B1c/B2.</p> <p>The Review identifies which existing sites need to be safeguarded, considered for redevelopment or released for alternative uses and makes recommendations on potential new employment areas.</p> <p>The Review concludes that in South Bedfordshire the range of net employment land need is between 42 ha and 72 ha (depending on the economic scenario) while in Luton the respective range is between 18 ha and 54 ha.</p>	
<p><b>Luton and South Bedfordshire Outline Water Cycle Study Phase 1 (December 2008)</b></p>	<p>This study examines the potential impacts of the future growth on all the main aspects of the Water Cycle, namely; water resources, water quality, flood risk and ecology. The findings include:</p> <ul style="list-style-type: none"> <li>• That flood risk is an issue for certain sites;</li> <li>• There are capacity issues of wastewater and foul network treatment due to the planned growth;</li> <li>• The existing resources of water issues with supplying the growth.</li> </ul>	<p>The Neighbourhood Plan should consider the findings of the Study</p>
<p><b>Luton and South Bedfordshire Detailed Water Cycle Study Phase 2, (June 2010)</b></p>	<p>The study details the water cycle related actions and infrastructure needed to facilitate planned growth in the Luton and South Bedfordshire growth area.</p> <p>It builds directly on the Phase 1 Outline Strategy. This detailed strategy identifies high level infrastructure solutions needed to support development, when it will need to be in place by and what it is expected to cost.</p> <p>It addresses in greater detail the issues raised by Phase 1. It investigates the key areas of:</p> <ul style="list-style-type: none"> <li>• Water efficiency</li> <li>• Wastewater treatment</li> <li>• Environmental water quality</li> <li>• Water resources</li> <li>• Water supply</li> <li>• Wastewater drainage networks</li> </ul>	<p>The Neighbourhood Plan should consider the findings of the Study</p>

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	<ul style="list-style-type: none"> <li>Flood risk and surface water</li> <li>Ecological constraints and opportunities relating to the water cycle</li> </ul>	
<b>Strategic Housing Market Assessment – Bedfordshire and Luton (2014)</b>	Provides analysis of local housing markets, evidence on housing conditions and need, information on housing mix requirements until 2021.	The SHMA will need to inform the content and policies of the Neighbourhood Plan.
<b>Sustainable Development And Adaptation and Mitigation of Climate Change Study – Parsons Brinckerhoff</b>	<p>Study examines what measures can be taken to adapt to, and mitigate against, the impacts of climate change within Luton and southern Bedfordshire.</p> <p>Recommends all new residential development should be built to Code for Sustainable Homes Level 4. From 2016, new homes should be built to Level 6 (zero carbon). Specific recommendations for each of the Strategic Site Specific Allocations are made.</p> <p>Recommends that all new developments should be designed to achieve a minimum net water efficiency of 105 litres per person per day, in line with Code for Sustainable Homes Level 3/4. A net water efficiency of 80 litres per person per day should be achieved from 2016 in line with code level 6.</p> <p>Recommends that if the relevant code levels cannot be met, then a financial contribution should be made to an offset fund which can be used to assist with the de-carbonisation of existing housing stock.</p>	The Neighbourhood Plan should consider the findings of the Study
<b>Rural Settlements Sustainability Technical Paper – Luton and South Bedfordshire Joint Technical Unit</b>	<p>Technical paper assesses the sustainability of the rural settlements in southern Bedfordshire. Records facilities and services in each rural settlement. Scoring system used to establish which villages are the most sustainable and have the potential to accommodate some development.</p> <p>Work is still in progress.</p>	Whilst this document is now out of date, it provides useful background. The Neighbourhood Plan should consider the findings of the Study
<b>The Bedfordshire and Luton Business Survey 2010</b>	Commissioned by Central Bedfordshire Council in partnership with Luton Borough Council and Bedford Borough Council. Conducted in April 2010 by BMG Research.	The Neighbourhood Plan should consider the findings of the Study which provides useful background information

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	861 interviews interviews completed overall. Information gathered on size and sector profile of businesses, number of employees, location of premises, age of business, turnover and performance, employment – recruitment, skills gaps and training, opportunities and constraints to growth, suppliers and customers, qualities of the local area, perception of Council business engagement, broadband connection, innovation, environmental and social issues.	
<b>Central Bedfordshire Sustainable Community Strategy 2010</b>	The vision statement for the area is ‘ Globally connected, delivering sustainable growth to ensure a green, prosperous and ambitious place for the benefit of all’ There are eight priorities: Getting around and caring for a green and clean environment Ensuring our local people have the skills to prosper Maximising employment opportunities and delivering housing growth to meet the needs of our communities Nurturing a sense of pride and belonging Keeping our communities safe Promoting health and reducing health inequalities Supporting and caring for an ageing population and those who are most vulnerable Educating, protecting and providing opportunities for children and young people	The Neighbourhood Plan should have regard to the Sustainable Community Strategy
<b>CBC Leisure Strategy</b>	This strategy assists in guiding the future provision of a range of sports facilities in Central Bedfordshire. The Strategy makes recommendations for different sports pitches and recommendations for funding and resources.	The Neighbourhood Plan could address provision of sports facilities for existing and future residents
<b>Infrastructure Study &amp; Technical Note 2014</b>	This study offers advice on the community infrastructure needed to support the growth in development expected 2021 and 2031. It identifies the anticipated social and community infrastructure needed in relation to the projected population projections and includes the current deficiencies. In assessing the need, the study determines how best these can be delivered and provided for.	The Neighbourhood Plan should consider the findings of the Study
<b>Planning Obligation SPD (South)</b>	Advises how planning obligations should be applied in the determination of planning applications.	The SPD guide how the private development industry will make contributions to infrastructure necessary to

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		support development in Central Bedfordshire.
<b>Central Bedfordshire Design Guide 2014</b>	Identifies placemaking and sustainability principles and includes design concepts for different types of development.	The Neighbourhood Plan could consider local design policies
<b>Local Transport Plan 3 2011 &amp; Local Area Transport Plans</b>	Sets out a long term framework for investment in transport across Central Bedfordshire. It includes objectives, broad areas for intervention and specific initiatives.	The Neighbourhood Plan should adhere to the principles of the LTP and facilitate the provision of specific identified schemes where possible.
<b>Economic Development Plan</b>	The Economic Development Plan is the Councils response to reaching our full economic potential and meeting the challenge of creating 27,000 new jobs by 2026. The Plan sets out how this will be achieved and builds on work undertaken through the Local Economic Assessment.	The Neighbourhood Plan could ensure that it facilitates economic growth in line with the aspirations of the Economic Development Plan.
<b>Greensand Ridge Local Development Strategy and Rural Development Programme</b>	<p>The Greensand Ridge Local Action Group represents rural business and community interests from across the Greensand Ridge area (which includes parts of southern Central Bedfordshire). £3 million has been secured to be invested over 5 years. The funding is available for local farm, forestry and other rural business and community enterprise projects in the Greensand Ridge area.</p> <p>Objectives are:</p> <ul style="list-style-type: none"> <li>Increase opportunities for 'green' tourism and leisure activities in the Greensand Ridge;</li> <li>Help local farmers and foresters to diversify into new markets, particularly connected to carbon reduction;</li> <li>Grow the market for locally sourced food and drink products;</li> <li>Support local small business growth and community enterprise solutions to the provision of rural services.</li> </ul> <p>Targets:</p> <ul style="list-style-type: none"> <li>By 2013 aim to have supported 14 farm diversification projects;</li> <li>32 new tourism projects;</li> <li>30 farm modernisation projects;</li> <li>28 rural heritage projects;</li> <li>100 small rural businesses;</li> <li>25 rural community service projects;</li> <li>235 jobs created and/ or sustained</li> </ul>	The Neighbourhood Plan should seek to support the implementation of the Greensand Ridge Local Development Strategy within this area.
<b>Caddington Conservation</b>	The Conservation Area has recently been reviewed and the	Any development proposed through the



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<b>Area Appraisal</b>	boundaries remain the same. The Conservation Area Appraisal has identified several areas for enhancement and improvement.	Neighbourhood Plan must take this document into account. The Neighbourhood Plan could be used to improve those features within the Conservation Area that have been identified as being in need of improvement.
<b>Slip End Parish Plan 2011 - 2016</b>	The Parish Plan for Slip End was adopted by the Parish Council	This provides useful background to the Neighbourhood Plan

## Appendix C Map of sites put forward for development

