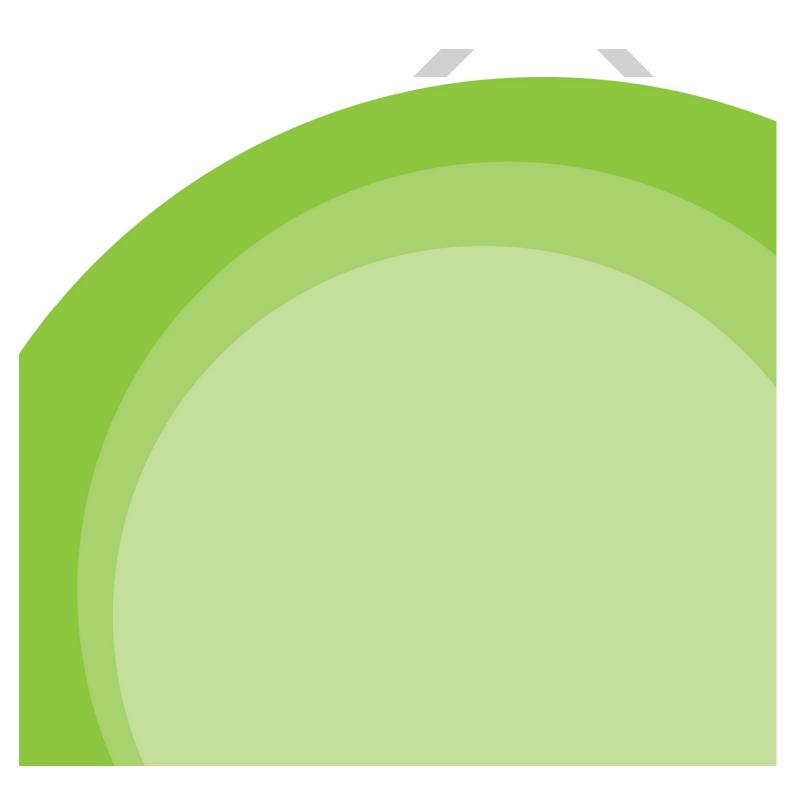


Site Assessment Forms

Arlesey



Contents

ALP279	 3
ALP439	 12
NLP093	 24
NLP223	 27
NLP251	 36
NLP318	 46
NLP403	62
NLP419	71
NLP451	83

Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP279
Site Name	Land at and rear of 44 London Row
Site Address	Land at and rear of 44 London Row
Settlement	Arlesey
Size	Submitted Developable Area: 0.6ha Submitted Whole Site Area: 0.6ha
	Measured GIS Area: 0.6ha
Proposed Use	residential
Any other information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	STAGE 1A ASSESSMENT					
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.			
	sional Site Capacity					
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 24 Number of proposed dwellings as per CBC methodology: 15			
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood Zone 2 or 3			
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk of surface water flooding.			
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on site.			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB			
Does	the site continue to next stage?		Yes			

¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is located on the eastern edge of Arlesey and would adjoin the settlement envelope of Arlesey on two sides. It is considered it will form a logical extension to Arlesey.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.
Does	the site continue to next stage?		Yes

STAG	SE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs ³ .
Critic	al Infrastructure	
8	Can the site meet the critical infrastructure A	Further information required.
	requirements that will enable delivery4?	
Does	the site continue to next stage?	Yes

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? Α Greenfield and residential dwelling Would the existing use limit the development that would require demolition. potential? 10 Is the land controlled by a developer or land owner G Land controlled by land owner who has expressed an intention to develop the site? intent on developing the site. 11 Are there any legal or ownership problems that could G No known legal or ownership delay or prevent development? problems. If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G No planning permission the proposed use? If yes, then score as Red

because it's not eligible for allocation.

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

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

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

Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

i iaii.						
	Greenbelt					
13	Is the site located within the Green Belt?	No	Site not within green belt			
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details			
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details			
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.5	Yes	Details			
Does	the site continue to next stage?		Yes			

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land				
16	Is the site Previously Developed Land in accordance	R	Greenfield	
	with the NPPF definition?			
	• 76% - 100% (G)			

⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Arlesey is designated as a
	designated areas)		Neighbourhood Plan area. No
	Is the site identified as a housing allocation in an		housing allocations in the draft
	emerging Neighbourhood Plan?		Neighbourhood Plan.
18	Community Consultation	No	No community consultation.
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.	NI-	This was a sale would not be a sale as
19	Sustainability of Settlement	No	This proposal would not impact on
	Would this proposal impact on the sustainability of		the sustainability of the settlement.
	the settlement through the loss of services and facilities (for example, employment, retail, public		
	house etc)		
Cumi	ılative Impact		
20	Considering housing completions over the past 10	Α	Homes 2006:2279
	years, what has been the level of housing growth in		Homes 2016: 2475
	the parish?		
	 Less than 5% growth (G) 		There has been a 8.60% increase
	• 5% to 20% growth (A)		in new homes in Arlesey.
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	There is outstanding permission for
	outstanding permissions (as of April 2016) were to		55 new homes; a 2.22% increase.
	be completed?		Note: MA8 allocation is for over
	Less than 5% growth (G)5% to 20% growth (A)		1,000 new homes.
	5% to 20% growth (A)More than 20% growth (R)		1,000 new nomes.
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	ical Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints to
	features that affect the site's developability?		development.
	For example pylons, gas works, sewage treatment		
Dalati	works, topography or wind turbines.		
23	ionship to Settlement	G	Arlacov is a linear development
23	Would development of the site be complementary to the existing settlement pattern, and would it have an	G	Arlesey is a linear development and it is considered that this site
	adverse impact on any historic, unique or distinctive		would be complementary to this
	characteristics of the settlement's built or natural		existing settlement pattern.
	form?		and the second second
Agric	ultural Land Quality		
24	Would the development impact on high quality	G	Non-agricultural
	agricultural land?		
	 50% or more in non-agricultural land (G) 		
	 50% of more in Grade 3b, 4 or 5 (A) 		
	 50% or more in Grade 1, 2 or 3a (R) 		
		•	

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.

	Stage 2B will be looked at as a whole using planning balance.					
	Transport and Access to Services					
25	Facilities and services					
	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the			
	Council's Settlement Hierarchy Audit.					
	Issues relating to capacity are assessed separately					
25a	Does the settlement have a Primary/Lower school?	G	In settlement			
	Yes, in the settlement (G)		,,, ,			
	 Yes, proposed as part of the development (G) 					
	 No, but an adjoining settlement does (A) 					
	Not in the settlement or an adjoining					
	settlement (R)					
25b	Does the settlement have a Middle school (if	G	In settlement			
	applicable)?					
	Yes, in the settlement (G)					
	Yes, proposed as part of the development (G)					
	 No, but an adjoining settlement does (A) 					
25c	Other catchment school available (A) Dead the pattlement baye a Secondary (Upper	Α	Adiabaing acttlement			
250	Does the settlement have a Secondary/ Upper school?	A	Adjoining settlement			
	Yes, in the settlement (G)					
	 Yes, proposed as part of the development (G) 					
	 No, but an adjoining settlement does (A) 					
	Other catchment school available (A)					
25d	Does the settlement have a GPs surgery or medical	G	In settlement			
	centre?					
	 Yes, in the settlement (G) 					
	 Yes, proposed as part of the development (G) 					
	No, but an adjoining settlement does (A)					
	Not in the settlement or an adjoining Adjoining					
26	settlement (R) What retail provision does the settlement offer?	Α	Convenience store/post			
20	Town Centre/ Supermarket (G)	^	office/newsagent			
	Convenience Store / Post Office / Newsagent		omoo, no waage ne			
	(A)					
	None (R)					
27	Distance to bus stops with a frequent service (at	G	262m			
	least hourly at peak times):					
	 Less than 400m (G) 					
	• 400m-800m (A)					
	• Over 800m (R)					
	OR submission form stated that improved					
	public transport facilities could be provided as					
28	part of the development (G) Distance to nearest train station:	R	Over 1200m			
20	Less than 800m (G)	'\	0 1 1 2 0 0 11			
	• 800m-1200m (A)					
	• 000111-1200111 (A)]				

	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	Α	Access off London Row – this
	9		needs further investigation.
School	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	Lower school places are very tight in Ampthill, the existing lower school has no site capacity for expansion, but development here is marked as amber as a new lower school site is to be provided within the Arlesey Cross development site. Financial contributions would be requested
31	If not, has a commitment been made to address this?	A	Contributions will need to be made.
	Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	, 19
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health	Ğ	Site is at limited risk of surface water flooding, assessment is unlikely to be required.
		D/A/C	Awaiting comments
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints	A	Potential noise from the High Street.
36		Α	Not appropriate for development
30	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		Not appropriate for development – would detract from character of West Drive.

37	Heritage/ Archaeology	Α	Site has multi-period
	What would the impacts of development be on any		archaeological potential but this
	heritage assets and their setting?		would not prevent allocation
	Are there any opportunities for enhancement of		providing appropriate mitigation is
	these assets?		undertaken.
38	Ecological Assets	G	Retain and buffer existing
	What would the impacts of development be on any		hedgerow boundaries and trees.
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	G/A	Adjacent to existing drainage ditch
	Are there any potential conflicts with open space,		on northern edge, and accessible
	leisure designations or Rights of Way? Is there		green space to the west. Would
	capacity to provide the required levels of open space		need to enhance access to green
	and green infrastructure?		space.
Miner	als and Waste		
40	What would the impacts of development be on	G	No issues.
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plann	ing History		
41	What is the sites planning history? (For example		No relevant planning history
	planning applications and submissions to previous		
	Allocations Plans)		
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered for further assessment.

- There are no major constraints to development on this greenfield site.
- Site considered to potentially be a logical extension to Arlesey and not detract from the character of the settlement provided that the site is appropriately designed.
- Given the development pressures in Arlesey, contributions to education will need to be made should this site be allocated for housing.
- Access needs to be considered further.

STAGE 3: ACHIEVABILITY

This section assesses whether the site is Achievable in line with NPPG Guidance:

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

Viabil	Viability			
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? • High (G) Benchmark land value comfortably exceeded by likely residual value • Low (A) Marginal viability, with likely residual land value close to benchmark land value • Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.	
Achie	Achievability			
44	Are there any market factors which would affect deliverability?		Site not owned by a developer. Site adjoins Arlesey Cross	

		development
		development.
		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It
		is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower
		value areas of the Authority.
45	When can the scheme realistically commence	0-5 years The Case Study Sites outlined
	delivery? • 0 to 5 years (deliverable)	The Case Study Sites outlined within the Council's Residential
	6 to 10 years	Development Viability Report (Feb
	• 11 to 15 years	2017) indicates that after the site
	• 15 to 20 years	has received detailed planning
	Outside Plan Period	permission a single housebuilder
		would likely take one year to build out this site.
46	What is the indicative build out time of the site?	0-5 years
	the site pass this stage?	Yes
	and the pass and stage i	

SUMMARY

the Local Plan.

Sites will be selected with reference to a number of other factors including:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Further transport modelling
- Consultation with neighbouring authorities



Site Assessment Framework for HOUSING⁶

Site details		
Reference Number	ALP439	
Site Name	Land off Eliot Way	
Site Address	Land off Eliot Way	
Settlement	Arlesey	
Size	Submitted Developable Area: 7ha	
	Submitted Whole Site Area: 17.53ha	
	Measured GIS Area: 17.72ha	
Proposed Use	Residential	
Any other	Adjoins Fairfield	
information		

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	SE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100%	No	Number of proposed dwellings as per proforma: 200 Number of proposed dwellings as per CBC methodology:
	 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. 		318
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within AONB
Does	the site continue to next stage?		Yes

_

 $^{^{6}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This sinsuffiction towns	STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ⁷ . Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The proposed development is separated from Arlesey by open fields but lies directly adjacent to the settlement of Fairfield, adjoining the western edge of the settlement envelope. There are no significant constraints separating the site from Fairfield.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the	R	Coalescence between Arlesey and Fairfield		

No



individual context of the site.

Does the site continue to next stage?

⁷ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

Site Assessment Framework for HOUSING⁸

Site details	
Reference Number	ALP441
Site Name	Land South East of Arlesey
Site Address	Land South East of Arlesey, Chase Farm, Arlesey
Settlement	Arlesey
Size	Submitted Developable Area: 31ha
	Submitted Whole Site Area: 31ha
	Measured GIS Area: 31ha
Proposed Use	Residential-led development
Any other	Forms part of NLP251
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	SE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 500 Number of proposed dwellings as per CBC methodology: 558
Flood	this is smaller.	o Coaus	ential Toot\
2	I Risk (All sites which reach Stage 2 will be subject to the list more than 50% of the site located in Flood Zone 2	No	Site not within flood zone 2 or 3
	or 3?	_	
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations within site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		Yes

_

⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The proposed development would form a logical extension to the east of Arlesey and to the south of the adopted MA8 allocation.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	The site does extend to Fairfield but there is still separation between Fairfield and Arlesey.
Does the site continue to next stage?		Yes	

STAG	GE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not able to	meet t	heir critical infrastructure needs ¹⁰ .
Critic	al Infrastructure		
8	Can the site meet the critical infrastructure G	i	Critical infrastructure can be
	requirements that will enable delivery ¹¹ ?		provided.
Does	the site continue to next stage?		Yes

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? Greenfield site G Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner This is yet to be confirmed. Α who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could Α It has not been confirmed whether delay or prevent development? all land owners are intent on If Yes, then can these be issues be realistically developing the site. overcome? 12 Does the site already have planning permission for G No planning permission the proposed use? If yes, then score as Red because it's not eligible for allocation.

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

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

¹¹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?	Yes
---------------------------------------	-----

STAGE 1E ASSESSMENT

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

i iaii.					
Gree	Greenbelt				
13	Is the site located within the Green Belt?	No	Site not within the green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹²	Yes	Details		
Does	the site continue to next stage?		Yes		

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT) STAGE 2 ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance. Previously Developed Land 16 Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G)

¹² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

26 750/ (A)	
• 26 - 75% (A)	
• 25% - 0% (Greenfield) (R) Community	
17 Neighbourhood Planning (only applicable in No The draft Arlesey Neighbourhood	urbood
designated areas) The draft Areasy Neighbor Plan has no housing allocated areasy Plan has no housing a plan has no	
Is the site identified as a housing allocation in an The site is located in an arms.	
emerging Neighbourhood Plan? proposed to be allocated f	
space.	J. J. J.
18 Community Consultation No No community consultation	n has
Has any community consultation taken place? been undertaken on this s	
If yes, provide brief details on the form this	
consultation took and any overall community	
response.	
19 Sustainability of Settlement No As this site is greenfield it	
Would this proposal impact on the sustainability of not result in the loss of exi	sting
the settlement through the loss of services and services or facilities.	
facilities (for example, employment, retail, public	
house etc)	
Cumulative Impact	2. 0070
Considering housing completions over the past 10 A Number of houses in 2006 years, what has been the level of housing growth in Number of houses in 2016	
years, what has been the level of housing growth in the parish? Number of houses in 2016 Percentage growth: 8.6%	0. 2475
Less than 5% growth (G)	
• 5% to 20% growth (A)	
More than 20% growth (R)	
This is calculated by working out the total number of	
completions over the last ten years as a percentage	
of the dwellings in April 2006 (as calculated using	
census and completions data).	
What level of housing growth would there be if all the A Number of houses in 2006	5: 2279
outstanding permissions (as of April 2016) were to Number of houses in 2016	5: 2530
be completed? Percentage growth: 2.22%	b
Less than 5% growth (G)	
5% to 20% growth (A) Note: Adopted allocation Note:	
More than 20% growth (R) the early stages of pre-apply the e	
This is calculated by working out the total number of this allocation is for 1000+	new
outstanding permissions as of April 1st 2016 as homes.	
percentage of the total number of dwellings in April	
2016 (as calculated using census and completions	
data).	
Physical Constraints 22 Are there any physical constraints or permanent G There are no physical con	otrointo
Are there any physical constraints or permanent G There are no physical confeatures that affect the site's developability?	
For example pylons, gas works, sewage treatment developability. The site is	3110 3
works, topography or wind turbines.	fields in
the east and south.	noide in
Relationship to Settlement	
Would development of the site be complementary to G The site would not have a	n adverse
the existing settlement pattern, and would it have an impact on the settlement's	built
adverse impact on any historic, unique or distinctive form as it extends built	
characteristics of the settlement's built or natural development to the south	around
form? the existing built edge.	
Agricultural Land Quality	
Would the development impact on high quality R 50% of the site is in Grade	2
agricultural land? agricultural land.	
50% or more in non-agricultural land (G)	

	E00/ of more in Crade 2h 1 or E (A)	
•	50% of more in Grade 3b, 4 or 5 (A)	
•	50% or more in Grade 1, 2 or 3a (R)	

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.

	any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.				
Transport and Access to Services					
25					
	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the		
	Council's Settlement Hierarchy Audit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Yes within settlement		
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G) No. but an adjusting a settlement does (A)				
	No, but an adjoining settlement does (A) Not in the pattlement or an adjoining.				
	 Not in the settlement or an adjoining settlement (R) 				
25b	Does the settlement have a Middle school (if	G	Within settlement		
200	applicable)?		Within Sottiernone		
	Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	Α	Adjoining settlement		
	school?				
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A) Other settlement ask ask ask ask ask ask ask.				
25d	Other catchment school available (A) Does the settlement have a GPs surgery or medical	G	Within settlement		
ZJU	centre?	G	Within Settlement		
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	Α	Convenience Store / Post Office /		
	Town Centre/ Supermarket (G)		Newsagent		
	Convenience Store / Post Office / Newsagent				
	(A)				
27	None (R) Distance to bus stops with a frequent service (at	Α	580m		
- '	least hourly at peak times):		000111		
	Less than 400m (G)				
	• 400m-800m (A)				
	Over 800m (R)				
	OR submission form stated that improved				
	public transport facilities could be provided as				
	part of the development (G)				
28	Distance to nearest train station:	R	Although train station in Arlesey,		
	• Less than 800m (G)		this site is over 2000m from the		
	• 800m-1200m (A)		station.		

	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Yes within settlement
	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	A development of this size is likely to require new schools.
31	If not, has a commitment been made to address this?	R	Financial contributions will be required. New lower school planned within Arlesey Cross development which may be able to accommodate small amount of further development. (no education details in submission)
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of
			any upgrades required.
33	what is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	st) A	OW present, JFlow modelling required to confirm flood risk
Envir	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Football Club / Road Traffic / Skate Park
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Scope for development set within green infrastructure to form green edge to settlement, but important to retain scale of open countryside to east forming buffer to Fairfield.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	А	Site has multi-period archaeological potential but this would not prevent allocation

	Are there any opportunities for enhancement of		providing appropriate mitigation is
	these assets?		undertaken
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	А	Southern part in H08, rough grass and scrub. North is arable, potential impact on farmland species, badgers
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	Various aspirations identified in Arlesey GI plan covering part of this area, including the extension of existing orchards, extending the recreation ground, and creating an accessible green corridor linking Arlesey and Fairfield along West Drive. These could be incorporated into development proposals. Additional footfall could impact upon nearby leisure/countryside sites: Arlesey Meadow CWS. Arl NP allocated the site in an area proposed for green space. Major informal OS land / infrastructure would be required.
Miner	als and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered for further assessment.

- There are no major physical constraints to development on the site.
- With appropriate mitigation and layout details, concerns regarding archaeology, landscape, ecology and green infrastructure can be overcome.
- The development would also not have an adverse impact on the existing settlement pattern as it extends development southwards adjoins the existing eastern built edge.
- There has been an 8% increase in new housing in Arlesey. However, with the MA8 allocation proposed to be developed in the coming years Arlesey will experience considerable growth, therefore there will need to be contributions to infrastructure in Arlesey.
- Further information is required about the intention of the land owners as this is currently unknown and may affect availability.

STAGE 3: ACHIEVABILITY

This section assesses whether the site is Achievable in line with NPPG Guidance:

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

Viability

- Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?
 - High (G) Benchmark land value comfortably exceeded by likely residual value
 - Low (A) Marginal viability, with likely residual land value close to benchmark land value
 - Very Low (R) Likely residual value well below benchmark land value

The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed the upper benchmark land value and as such the report indicates that such development may not be viable.

However the Council's Residential Development Viability Report (Feb. 2017) is based upon residential property figures between 2013 and 2016 and based on the average building costs during 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.

This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.

For the reasons outlined above it is considered that this scale of development within this value area

		may be viable.
	vability	
44 45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years	The land owners are unknown. The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. Developable – to be delivered after 10 years.
46	 15 to 20 years Outside Plan Period What is the indicative build out time of the site? 	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission two housebuilders would likely take one year to first

		completion and would build out the site at a rate of 100 dwellings per annum there after.
Does the site pass this stage?		Yes

SUMMARY

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to a number of other factors including:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Further transport modelling
- Consultation with neighbouring authorities



Site Assessment Framework for HOUSING¹³

Site details		
Reference Number	NLP093	
Site Name	Land to the west of the High Street	
Site Address	Land to the west of the High Street	
Settlement	Arlesey	
Size	Submitted Developable Area: 1.2ha Submitted Whole Site Area: 1.4ha	
	Measured GIS Area: 1.22ha	
Proposed Use	residential	
Any other information	Part of MA8 Arlesey Cross Allocation	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

0=10					
	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity				
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as		
	dwellings?		per proforma:		
	Work out the number of new homes from site size		50		
	using density of 30dph and exclude up to 40 %		50		
	depending on site size of land for infrastructure and services, take into account topography or significant				
	areas of undevelopable land.		Number of proposed dwellings as		
	Site Size Gross to net ratio standards		Number of proposed dwellings as per CBC methodology:		
	Up to 0.4 hectare 100%		per CBC methodology.		
	0.4 to 2 hectares 80%		30		
	2 hectares or above 60%				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2	No	Site not within Flood Zone 2 or 3		
	or 3?				
3	Is more than 50% of the site at risk from surface	No	Site not at risk of surface water		
	water flooding?		flooding.		
	nally significant designations (All sites which reach S				
4	Is more than 50% of the site covered by nationally	No	There are no nationally significant		
	significant designations? These are: Sites of Special		designations on site.		
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
E	Gardens.	No	Not within AONB		
5	Is more than 50% of the site located within the Area	INO	NOT WITHIN AONB		
Door	of Outstanding Natural Beauty? Does the site continue to next stage? Yes				
DOGS	the site continue to hext stage?		169		

¹³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹⁴.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is located on the western edge of Arlesey between the existing settlement envelope and the railway line. This site forms part of an allocated site in Arlesey MA8.			
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.			
Does	the site continue to next stage?		Yes			

STAG	GE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹⁵ .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	à	Critical infrastructure can be		
	requirements that will enable delivery ¹⁶ ?		provided		
Does	the site continue to next stage?		Yes		

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? Greenfield G Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Land controlled by land owner who has expressed an intention to develop the site? intent on developing the site. No known legal or ownership 11 Are there any legal or ownership problems that could G delay or prevent development? problems. If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for R Allocated site MA8 the proposed use? If yes, then score as Red because it's not eligible for allocation.

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

¹⁶ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

led garden villages towns and cities.pdf)

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



Site Assessment Framework for HOUSING¹⁷

Site details	Site details				
Reference Number	NLP223				
Site Name	Land adjoining Lewis Lane				
Site Address	Land adjoining Lewis Lane				
Settlement	Arlesey				
Size	Submitted Developable Area: 2.8ha				
	Submitted Whole Site Area: 2.8ha				
	Measured GIS Area:2.81ha				
Proposed Use	residential				
Any other	See NLP403				
information					

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT				
	tage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.		
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 60 Number of proposed dwellings as per CBC methodology: 50		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood Zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk of surface water flooding.		
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB		
Does the site continue to next stage?			Yes		

¹⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹⁸

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is located on the eastern edge of Arlesey and adjoins the MA8 allocation. As such it is considered it will form a logical extension to Arlesey.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.
Does	the site continue to next stage?		Yes

STAC	GE 1C ASSESSMENT				
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹⁹ .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	G	Critical infrastructure can be met on		
	requirements that will enable delivery ²⁰ ?		site.		
Does	the site continue to next stage?		Yes		

STAGE 1D ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.

Avai		

Avai	аршту		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owners intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No planning permission

¹⁸ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locallyled garden villages towns and cities.pdf)

¹⁹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

ı ıaıı.			
Gree	nbelt		
13	Is the site located within the Green Belt?	No	Site not within green belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ²¹	Yes	Details
Does	the site continue to next stage?		Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT) STAGE 2 ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance. Previously Developed Land 16 Is the site Previously Developed Land in accordance R Greenfield

Previously Developed Land				
16	Is the site Previously Developed Land in accordance	R	Greenfield	
	with the NPPF definition?			
	• 76% - 100% (G)			

²¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Arlesey is designated as a
	designated areas)	110	Neighbourhood Plan area. No
	Is the site identified as a housing allocation in an		housing allocations in the draft
	emerging Neighbourhood Plan?		Neighbourhood Plan.
18	Community Consultation	No	No community consultation.
	Has any community consultation taken place?		,
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	This proposal would not impact on
	Would this proposal impact on the sustainability of		the sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	llative Impact	17-	
20	Considering housing completions over the past 10	Α	Homes 2006:2279
	years, what has been the level of housing growth in		Homes 2016: 2475
	the parish?		TI 1 0 000/
	Less than 5% growth (G)		There has been a 8,60% increase
	• 5% to 20% growth (A)		in new homes in Arlesey.
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
24	census and completions data).	0	There is autotanding narraigning for
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to	G	There is outstanding permission for 55 new homes; a 2.22% increase.
	be completed?		35 flew florites, a 2.22 % increase.
	Less than 5% growth (G)		Note: MA8 allocation is for over
	• 5% to 20% growth (A)		1,000 new homes.
	More than 20% growth (R)		1,000 new nomes.
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints to
	features that affect the site's developability?		development.
	For example pylons, gas works, sewage treatment		-
	works, topography or wind turbines.		
	onship to Settlement		
23	Would development of the site be complementary to	G	Arlesey is a linear development.
	the existing settlement pattern, and would it have an		However; once Policy MA8 is
	adverse impact on any historic, unique or distinctive		developed this will change the
	characteristics of the settlement's built or natural		settlement pattern slightly. The site
	form?		is located between the existing
			housing and MA8 and it is
			considered that it will not have an
			adverse impact on the settlement
A curi-	ultural Land Quality		pattern.
_	ultural Land Quality	Ι Δ	Crade 2
24	Would the development impact on high quality	Α	Grade 3

agricultural land?	
 50% or more in non-agricultural land (G) 	
 50% of more in Grade 3b, 4 or 5 (A) 	
 50% or more in Grade 1, 2 or 3a (R) 	

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.

Stage	Stage 2B will be looked at as a whole using planning balance.			
	sport and Access to Services			
25	Facilities and services			
	Question 26 considers the suitability and sustainability	of the s	site for housing. It links to the	
	Council's Settlement Hierarchy Audit.			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	In settlement	
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	 Not in the settlement or an adjoining 			
	settlement (R)			
25b	Does the settlement have a Middle school (if	G	In settlement	
	applicable)?			
	Yes, in the settlement (G) Yes, prepayed as part of the dayslapment (C)			
	 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) 			
	 Other catchment school available (A) 			
25c	Does the settlement have a Secondary/ Upper	Α	Adjoining settlement	
	school?		l isjaming committee	
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	 Other catchment school available (A) 			
25d	Does the settlement have a GPs surgery or medical	G	In settlement	
	centre?			
	Yes, in the settlement (G) Yes, proposed as part of the development (C)			
	 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) 			
	Not in the settlement or an adjoining			
	settlement (R)			
26	What retail provision does the settlement offer?	Α	Convenience store/post	
	 Town Centre/ Supermarket (G) 		office/newsagent	
	 Convenience Store / Post Office / Newsagent 			
	(A)			
27	None (R) Distance to his stone with a frequent comice (at		402m	
27	Distance to bus stops with a frequent service (at least hourly at peak times):	G	193m	
	Less than 400m (G)			
	• 400m-800m (A)			
	Over 800m (R)			
	OR submission form stated that improved			
	public transport facilities could be provided as			
	part of the development (G)			

28	Distance to nearest train station:	R	Over 1200m
	Less than 800m (G)		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	Α	Access of High Street but via
	G		existing development
Scho	ol Capacity		<u> </u>
30	Do the local schools have capacity at all tiers?	Α	Lower school places are very tight
	are the second control of patenty at all the second		in Ampthill, the existing lower
			school has no site capacity for
			expansion, but development here is
			marked as amber as a new lower
			school site is to be provided within
			the Arlesey Cross development
			site. Financial contributions would
			be requested
04	March has a second for each has a second to address		
31	If not, has a commitment been made to address	Α	Contributions will need to be made.
100	this?		
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to	Ğ	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	No assessment required (G)		unlikely to be required.
	Consider Further Assessment (A)		armitory to be required.
	Further Assessment Required (R)		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
34	Are there any contamination constraints on site and	N/A/G	Awaiting comments
	will there be any remediation required?		
25		۸	Detential naise from High Street
35	Adjoining uses	Α	Potential noise from High Street
	Would any adjoining uses have the potential to		and future land uses from Policy
	cause conflict with the proposed use? (for example;		Ma8 allocation.
_	noise and smell)		
	onmental Constraints		
36	Landscape character	G	Need to safeguard boundary
	What would the impacts of development be on the		hedges and existing trees.
	landscape character or setting of the area or any		

	designated landscapes? Would there be any direct		
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	Α	Site has multi-period
	What would the impacts of development be on any		archaeological potential but this
	heritage assets and their setting?		would not prevent allocation
	Are there any opportunities for enhancement of		providing appropriate mitigation is
	these assets?		undertaken
38	Ecological Assets	G	Retain and buffer existing
	What would the impacts of development be on any		hedgerow boundaries and trees
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	G/A	Would need to be integrated with
	Are there any potential conflicts with open space,		Arlesey Cross from a design point
	leisure designations or Rights of Way? Is there		of view.
	capacity to provide the required levels of open space		
	and green infrastructure?		
Mine	rals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plant	ning History		
41	What is the sites planning history? (For example		No relevant planning history
	planning applications and submissions to previous		
	Allocations Plans)		
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered for further assessment.

- There are no major constraints to development and the site adjoins MA8 allocation (Arlesey Cross).
- Access from the site could either be through the new development or via the High Street. If this site could be linked in with Arlesey Cross there could be more of the development for Arlesey.
- Site considered to potentially be a logical extension to Arlesey and not detract from the character of the settlement provided that the site is appropriately designed.
- Given the development pressures in Arlesey, contributions to education will need to be made should this site be allocated for housing.

STAGE 3: ACHIEVABILITY

This section assesses whether the site is Achievable in line with NPPG Guidance:

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

Viability					
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower		

	land value close to benchmark land value	benchmark land values and as
	 Very Low (R) Likely residual value well below 	such the report indicates that such
	benchmark land value	development would likely be viable
	, , , , , , , , , , , , , , , , , , , ,	
Achie 44	vability Are there any market factors which would affect deliverability? When can the scheme realistically commence	Site not owned by a developer. Site adjoins Arlesey Cross development The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. 0-5 years
	delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years	
	Outside Plan Period	
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb

	2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.
Does the site pass this stage?	Yes

SUMMARY

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to a number of other factors including:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Further transport modelling
- Consultation with neighbouring authorities



Site Assessment Framework for HOUSING²²

Site details				
Reference Number	NLP251			
Site Name	Land South East of Arlesey			
Site Address	ess Land South East of Arlesey, Chase Farm, Arlesey			
Settlement	nent Arlesey			
Size	Submitted Developable Area: 31-58ha Submitted Whole Site Area: 31-58ha Measured GIS Area: 59ha			
Proposed Use	Residential-led development			
Any other information	ALP441 forms part of NLP251			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT						
This stage of the assessment rules out sites that are too small or conflict with national policy designations.							
Provi	Provisional Site Capacity						
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 600-1500 Number of proposed dwellings as per CBC methodology: 1062				
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)							
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3				
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding				
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations within site.				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB				
Does the site continue to next stage?			Yes				

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing

²² Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will			
	de 1,500 homes or more ²³ .			
Relat	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The proposed development would form a logical extension to the east of Arlesey and to the south of the adopted MA8 allocation.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	The site does extend to Fairfield but there is still separation between Fairfield and Arlesey.	
Does	the site continue to next stage?		Yes	

STAC	STAGE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ²⁴ .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	G	Critical infrastruc	ture can be	
	requirements that will enable delivery ²⁵ ?		provided.		
Does	the site continue to next stage?		Yes		

STAG	STAGE 1D ASSESSMENT				
This s	This stage of the assessment rules out sites that are not available. A site is considered available for				
devel	opment where there are no legal or ownership problems	s and th	e landowner has expressed an		
intent	ion to develop the site.				
Avail	ability				
9	What is the existing use of the site?	G	Greenfield site		
	Would the existing use limit the development				
	potential?				
10	Is the land controlled by a developer or land owner	Α	This is yet to be confirmed.		
	who has expressed an intention to develop the site?				
11	Are there any legal or ownership problems that could	Α	It has not been confirmed whether		
	delay or prevent development?		all land owners are intent on		
	If Yes, then can these be issues be realistically		developing the site.		
	overcome?				
12	Does the site already have planning permission for	G	No planning permission		
	the proposed use? If yes, then score as Red				
	because it's not eligible for allocation.				
Does	Does the site continue to next stage?				

STAGE 1E ASSESSMENT

This section records the findings of the Strategic Green Belt Review and also provides a preliminary

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

led garden villages towns and cities.pdf)

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

significant delays in the delivery of development.

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

screening of sites to determine whether they <u>may</u> be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan.

Tian.					
	Greenbelt				
13	Is the site located within the Green Belt?	No	Site not within the green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.26	Yes	Details		
Does	the site continue to next stage?		Yes		

No

The draft Arlesey Neighbourhood

²⁶ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Neighbourhood Planning (only applicable in

17

		Diam has a harrier allegations
designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?		Plan has no housing allocations. The site is located in an area proposed to be allocated for green space.
Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation has been undertaken on this site.
Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	As this site is greenfield it would not result in the loss of existing services or facilities.
Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data). What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data)	A	Number of houses in 2006: 2279 Number of houses in 2016: 2475 Percentage growth: 8.6% Number of houses in 2006: 2279 Number of houses in 2016: 2530 Percentage growth: 2.22% Note: Adopted allocation MA8 is in the early stages of pre-application, this allocation is for 1000+ new homes.
		There are no abusined as a facility
features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	There are no physical constraints or features that affect the site's developability. The site is surrounded by agricultural fields in the east and south.
Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	The site would not have an adverse impact on the settlement's built form.
	_	
Would the development impact on high quality agricultural land? • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R)	R	50% of the site is in Grade 2 agricultural land.
	Is the site identified as a housing allocation in an emerging Neighbourhood Plan? Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc) Ilative Impact Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data). What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). ical Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. ionship to Settlement Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? ultural Land Quality Would the development impact on high quality agricultural land? • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A)	Is the site identified as a housing allocation in an emerging Neighbourhood Plan? Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc) Juative Impact Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data). What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (B) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of twellings in April 2016 (as calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated by working out the total number of outstanding permissions as of April 1st 2016

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.

Stage	Stage 2B will be looked at as a whole using planning balance.				
Trans	Fransport and Access to Services				
25	Facilities and services Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the sit	e for housing. It links to the		
25a	Does the settlement have a Primary/Lower school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G)	G	Yes within settlement		
	 No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 				
25b	Does the settlement have a Middle school (if applicable)? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	G	Within settlement		
25c	Does the settlement have a Secondary/ Upper school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	A	Adjoining settlement		
25d	Does the settlement have a GPs surgery or medical centre? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R)	G	Within settlement		
26	What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R)	A	Convenience Store / Post Office / Newsagent		
27	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G)	A	603m		
28	 Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Although there is a train station in Arlesey, this site is over 2000m from the station.		

29	Is the site accessible from the existing road network?	Α	Delivery of relief road
	ol Capacity		Donvory of folior foud
30	Do the local schools have capacity at all tiers?	R	A development of this size is likely to require new schools.
31	If not, has a commitment been made to address this?	R	Financial contributions will be required. New lower school planned within Arlesey Cross development which may be able to accommodate small amount of further development. (Contributions to education provision to be provided)
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	tura will	
32	Is there the capacity to provide all required	R/A/G	
32	infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health	Á	OW present, JFlow modelling required to confirm flood risk
34	Contamination	D/A/C	Aveciting comments
34	Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	А	Noise Football Pitch and Skate Park
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Scope for development set within green infrastructure to form green edge to settlement, but important to retain scale of open countryside to east forming buffer to Fairfield.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	A	Site has multi-period archaeological potential but this would not prevent allocation

	Are there any opportunities for enhancement of		providing appropriate mitigation is
	these assets?	_	undertaken
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Southern part in H08, rough grass and scrub. North is arable, potential impact on farmland species, badgers
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	Various aspirations identified in Arlesey GI plan covering part of this area, including the extension of existing orchards, extending the recreation ground, and creating an accessible green corridor linking Arlesey and Fairfield along West Drive. These could be incorporated into development proposals. Additional footfall could impact upon nearby leisure/countryside sites: Arlesey Meadow CWS. Arl NP allocated the site in an area proposed for green space. Major informal OS land / infrastructure would be required.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered for further assessment.

- There are no major physical constraints to development on the site.
- With appropriate mitigation and layout details, concerns regarding archaeology, landscape, ecology and green infrastructure can be overcome.
- The development would also not have an adverse impact on the existing settlement pattern as it extends development southwards adjoins the existing eastern built edge.
- There has been an 8% increase in new housing in Arlesey. However, with the MA8 allocation proposed to be developed in the coming years Arlesey will experience considerable growth, therefore there will need to be contributions to infrastructure in Arlesey.
- Further information is required about the intention of the land owners as this is currently unknown and may affect availability.

STAGE 3: ACHIEVABILITY

This section assesses whether the site is Achievable in line with NPPG Guidance:

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

Viability

Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?

- High (G) Benchmark land value comfortably exceeded by likely residual value
- Low (A) Marginal viability, with likely residual land value close to benchmark land value
- Very Low (R) Likely residual value well below benchmark land value

The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed both the upper and lower benchmark land value and as such the report indicates that such development may not be viable.

However the Council's Residential Development Viability Report (Feb. 2017) is based upon residential property figures between 2013 and 2016 and based on the average building costs during 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.

This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.

For the reasons outlined above it is considered that this scale of development within this value area



	may be viable.
Achievability	
Achievability 44 Are there any market factors which would affect deliverability?	The land owners are unknown. The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower
When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	value areas of the Authority. Developable – to be delivered after 10 years.
What is the indicative build out time of the site?	Form indicates that the site could be developed after 10 years.
Does the site pass this stage?	Yes
2000 the page the stage.	100

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to a number of other factors including:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Further transport modelling
- Consultation with neighbouring authorities



Site Assessment Framework for HOUSING²⁷

Site details		
Reference Number	NLP318	
Site Name	Land to rear of 214-216 High Street	
Site Address	Land to rear of 214-216 High Street	
Settlement	Arlesey	
Size	Submitted Developable Area: 0.61ha Submitted Whole Site Area: 0.61ha Measured GIS Area: 0.61ha	
Proposed Use	residential	
Any other information		

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	SE 1A ASSESSMENT		
	tage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 Number of proposed dwellings as per CBC methodology: 15
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood Zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk of surface water flooding.
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		Yes

²⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁸.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is located on the eastern edge of Arlesey and adjoins Policy MA8 allocation. As such it is considered it will form a logical extension to Arlesey.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.
Does	the site continue to next stage?		Yes

_	GE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not able	to meet	their critical infrastructure needs ²⁹ .
Critic	cal Infrastructure		
8	Can the site meet the critical infrastructure	G	Critical infrastructure can be met on
	requirements that will enable delivery ³⁰ ?		site.
Does	the site continue to next stage?		Yes

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? Greenfield G Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Land controlled by land owners who has expressed an intention to develop the site? intent on developing the site. 11 Are there any legal or ownership problems that could G No known legal or ownership delay or prevent development? problems. If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G No planning permission the proposed use? If yes, then score as Red because it's not eligible for allocation.

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

²⁹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

³⁰ This is an acceptance the sadder that it is the sadder tha

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

Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

	1 Idali.				
Green					
13	Is the site located within the Green Belt?	No	Site not within green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.31	Yes	Details		
Does	the site continue to next stage?		Yes		

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT) STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land

1 10 11	Treviously beveloped Land		
16	Is the site Previously Developed Land in accordance	R	Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		

³¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

			1
	• 26 - 75% (A)		
Comm	• 25% - 0% (Greenfield) (R)		
	nunity	Nia	Autopolio depianate depe
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Arlesey is designated as a Neighbourhood Plan area. No housing allocations in the draft Neighbourhood Plan.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation.
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	This proposal would not impact on the sustainability of the settlement.
	llative Impact		
21	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data). What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).	G	Homes 2006:2279 Homes 2016: 2475 There has been a 8,60% increase in new homes in Arlesey. There is outstanding permission for 55 new homes; a 2.22% increase. Note: MA8 allocation is for over 1,000 new homes.
Physi	ical Constraints		
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints to development.
	ionship to Settlement		
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	Arlesey is a linear development. However; once Policy MA8 is developed this will change the settlement pattern slightly. The site is located between the existing housing and MA8 and it is considered that it will not have an adverse impact on the settlement pattern.
	ultural Land Quality	Ι Δ	0.5 45 0.5 5 4 0
24	Would the development impact on high quality	Α	Grade 3 and 2

agricultural land?	
 50% or more in non-agricultural land (G) 	
 50% of more in Grade 3b, 4 or 5 (A) 	
 50% or more in Grade 1, 2 or 3a (R) 	

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.

	age 2B will be looked at as a whole using planning balance.				
	Transport and Access to Services				
25	Facilities and services				
	Question 26 considers the suitability and sustainability of the site for housing. It links to the				
	Council's Settlement Hierarchy Audit.		3		
	·				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	In settlement		
	 Yes, in the settlement (G) 				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 		Y		
	settlement (R)				
25b	Does the settlement have a Middle school (if	G	In settlement		
	applicable)?				
	Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 	· ·			
	No, but an adjoining settlement does (A)				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	Α	Adjoining settlement		
	school?				
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)				
05.1	Other catchment school available (A)	0			
25d	Does the settlement have a GPs surgery or medical	G	In settlement		
	centre?Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	Α	Convenience store/post		
	Town Centre/ Supermarket (G)		office/newsagent		
	Convenience Store / Post Office / Newsagent		3.00		
	(A)				
	None (R)				
27	Distance to bus stops with a frequent service (at	G	329m		
	least hourly at peak times):				
	 Less than 400m (G) 				
	• 400m-800m (A)				
	 Over 800m (R) 				
	 OR submission form stated that improved 				
	public transport facilities could be provided as				
	part of the development (G)				
28	Distance to nearest train station:	R	Over 1200m		

		ı	
	 Less than 800m (G) 		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	Α	Access off High Street but via
	-		existing development
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	Lower school places are very tight
	' '		in Ampthill, the existing lower
			school has no site capacity for
			expansion, but development here is
			marked as amber as a new lower
			school site is to be provided within
			the Arlesey Cross development
			site. Financial contributions would
			be requested
31	If not, has a commitment been made to address	Α	Contributions will need to be made.
31	this?		Contributions will need to be made.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	he assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
32	infrastructure for waste water and potable water?	1070	statutory duty to supply water and
	initiastructure for waste water and potable water:		waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
		· ·	location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	No assessment required (G)		unlikely to be required.
	Consider Further Assessment (A)		,
	Further Assessment Required (R)		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
.	Are there any contamination constraints on site and	,, ,,	, maining commonito
	will there be any remediation required?		
35	Adjoining uses	Α	Potential noise from High Street
	Would any adjoining uses have the potential to	``	and future uses within Policy MA8
	cause conflict with the proposed use? (for example;		allocation.
	noise and smell)		
Envir	onmental Constraints		
36	Landscape character	G	Part of Arlesey Cross development
	What would the impacts of development be on the		
	landscape character or setting of the area or any		
	designated landscapes? Would there be any direct		
L	and an analytic and an analytic and an	l	<u> </u>

	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Retain and buffer existing hedgerow boundaries and trees
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G/A	Would need to be integrated with Arlesey Cross from a design point of view.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant planning history
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered for further assessment.

- There are no major constraints to development on this greenfield site.
- Site adjoins MA8 allocation (Arlesey Cross).
- Access from the site could either be through the new development or via the High Street. If this site could be linked in with Arlesey Cross there could be more of the development for Arlesey.
- Site considered to potentially be a logical extension to Arlesey and not detract from the character of the settlement provided that the site is appropriately designed with Arlesey Cross (Policy MA8).
- Given the development pressures in Arlesey, contributions to education will need to be made should this site be allocated for housing.

STAGE 3: ACHIEVABILITY

This section assesses whether the site is Achievable in line with NPPG Guidance:

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

Viabil	Viability			
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? • High (G) Benchmark land value comfortably exceeded by likely residual value • Low (A) Marginal viability, with likely residual	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower	

	land value close to benchmark land value	benchmark land values and as
	Very Low (R) Likely residual value well below	such the report indicates that such
	benchmark land value	development would likely be viable.
Achie 44	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years	Site not owned or under option to a developer. Site adjoins Arlesey Cross development The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. 6-10 years
	↑	
	• 11 to 15 years	
	• 15 to 20 years	
	Outside Plan Period	T. 0 0 1 1 1
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb

	2017) indicates that a has received detailed permission a single h would likely take one out this site.	planning ousebuilder
Does the site pass this stage?	Yes	

SUMMARY

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to a number of other factors including:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Further transport modelling
- Consultation with neighbouring authorities



Site Assessment Framework for HOUSING³²

Site details		
Reference Number	NLP326	
Site Name	Land to the north of Stotfold Road	
Site Address	Land to the north of Stotfold Road, Arlesey	
Settlement	Arlesey	
Size	Submitted Developable Area: 8ha Submitted Whole Site Area: 8ha	
	Measured GIS Area: 8ha	
Proposed Use	Residential	
Any other		
information		

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	E 1A ASSESSMENT			
	stage of the assessment rules out sites that are too sma	or confi	lict with national policy designations.	
	sional Site Capacity	.		
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as	
	dwellings?		per proforma:	
	Work out the number of new homes from site size		100	
	using density of 30dph and exclude up to 40 %		180	
	depending on site size of land for infrastructure and	· ·		
	services, take into account topography or significant			
	areas of undevelopable land.		Number of proposed dwellings as	
	Site Size Gross to net ratio standards		per CBC methodology:	
	Up to 0.4 hectare 100%0.4 to 2 hectares 80%		144	
			144	
	2 hectares or above 60% Note: for this and other than the submitted.			
	Note: for this calculation use the submitted			
	Developable Area, or the area measured in GIS if this is smaller.			
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)	
2	Is more than 50% of the site located in Flood Zone 2	No	Site not within Flood Zone 2 or 3	
	or 3?			
3	Is more than 50% of the site at risk from surface	No	Site not at risk from surface water	
	water flooding?		flooding	
	Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally	No	No nationally significant	
	significant designations? These are: Sites of Special		designations on site.	
	Scientific Interest, National Nature Reserves,			
	Scheduled Monuments, Registered Parks and			
	Gardens.		011 1 1011	
5	Is more than 50% of the site located within the Area	No	Site not within AONB	
	of Outstanding Natural Beauty?		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Does	Does the site continue to next stage? Yes			

³² Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³³

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The proposed development would form an extension to the north of Arlesey, bounded by the A507. The site is separated from Arlesey by the Pix Brook.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence
Does	the site continue to next stage?		Yes

STAG	SE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs ³⁴ .
Critic	al Infrastructure	
8	Can the site meet the critical infrastructure G	Form states that no critical
	requirements that will enable delivery ³⁵ ?	infrastructure required
Does	the site continue to next stage?	Yes

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Agricultural Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G The land is controlled by land who has expressed an intention to develop the site? owners intent on developing the Are there any legal or ownership problems that could 11 G There are no identified legal or delay or prevent development? ownership problems that could If Yes, then can these be issues be realistically delay or prevent development. overcome? 12 Does the site already have planning permission for G No planning permission. the proposed use? If yes, then score as Red

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

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

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

because it's not eligible for allocation.		
Does the site continue to next stage?		Yes

STAGE 1E ASSESSMENT

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

Plan.	Plan.				
Gree	nbelt				
13	Is the site located within the Green Belt?	No	Site not within green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.36	Yes	Details		
Does	the site continue to next stage?		Yes		

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land

16 Is the site Previously Developed Land in accordance R with the NPPF definition?

³⁶ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

		I	I
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	nunity		T
17	Neighbourhood Planning (only applicable in	No	The draft Arlesey Neighbourhood
	designated areas)		Plan has no allocations here.
	Is the site identified as a housing allocation in an		
18	emerging Neighbourhood Plan? Community Consultation	No	There has been no community
10	Has any community consultation taken place?	INO	consultation on this site.
	If yes, provide brief details on the form this		Consultation on this site.
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	As this site is greenfield it would
	Would this proposal impact on the sustainability of		not result in the loss of existing
	the settlement through the loss of services and		services or facilities.
	facilities (for example, employment, retail, public		
	house etc)		
	llative Impact		
20	Considering housing completions over the past 10	Α	Number of houses in 2006: 2279
	years, what has been the level of housing growth in		Number of houses in 2016: 2475
	the parish?		Percentage growth: 8.6%
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R) This is calculated by weaking out the total sumber of		
	This is calculated by working out the total number of completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		· ·
21	What level of housing growth would there be if all the	Α	Number of houses in 2006: 2279
	outstanding permissions (as of April 2016) were to		Number of houses in 2016: 2530
	be completed?		Percentage growth: 2.22%
	 Less than 5% growth (G) 		
	• 5% to 20% growth (A)		Note: Adopted allocation MA8 is in
	 More than 20% growth (R) 		the early stages of pre-application,
	This is calculated by working out the total number of		this allocation is for 1000+ new
	outstanding permissions as of April 1st 2016 as		homes.
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
Dlavasi	data).		
	cal Constraints	Ι Δ	The cite is concreted from the
22	Are there any physical constraints or permanent features that affect the site's developability?	Α	The site is separated from the settlement of Arlesey by the Pix
	For example pylons, gas works, sewage treatment		Brook.
	works, topography or wind turbines.		Brook.
Relati	ionship to Settlement		
23	Would development of the site be complementary to	Α	The site would extend development
	the existing settlement pattern, and would it have an		beyond the Pix Brook in the north,
	adverse impact on any historic, unique or distinctive		breaching the built edge to the
	characteristics of the settlement's built or natural		north of Arlesey
	form?		
	ultural Land Quality	l =	
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
	50% or more in non-agricultural land (G)		
	 50% of more in Grade 3b, 4 or 5 (A) 		

5 0070 of more in Grade 1, 2 of oa (11)	50% or more in Grade 1, 2 or 3a (R)	
---	-------------------------------------	--

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.

Stage	age 2B will be looked at as a whole using planning balance.			
Trans	sport and Access to Services			
25	Facilities and services Question 26 considers the suitability and sustainability Settlement Hierarchy Audit.	of the sit	te for housing. It links to the Council's	
25a	Issues relating to capacity are assessed separately Does the settlement have a Primary/Lower school? • Yes, in the settlement (G)	G	Within Arlesey	
	 Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 			
25b	Does the settlement have a Middle school (if applicable)? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	G	Within Arlesey	
25c	Does the settlement have a Secondary/ Upper school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	A	In adjoining Stotfold	
25d	Does the settlement have a GPs surgery or medical centre? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R)	G	Within Arlesey	
26	What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R)	A	Convenience Store/Post Office/Newsagent	
27	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G)	G	243m	
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A)	A	Approximately 800m to the train station.	

	 Over 1200m (R) 				
29	Is the site accessible from the existing road network?	G	Stotfold Road		
	ol Capacity				
30	Do the local schools have capacity at all tiers?	R	A single small development of this size may be accommodated through the expansion of existing schools.		
31	If not, has a commitment been made to address this?	Α	Financial contributions would be requested.		
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)		
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required		
	age and Flooding (All sites subject to Sequential Te				
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	R	Level 2 assessment required		
Envir	Environmental Health				
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments		
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	А	Traffic Noise		
	onmental Constraints				
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Not suitable for development in landscape terms – land within corridor of Pix Brook, distinctive wetland character.		
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	А	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation required.		
38	Ecological Assets	R	Etonbury Green Wheel link		

	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		aspirations for nature conservation. Pix Brook corridor is important, records of otters.	
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Area identified as aspirations to create GI in PGIP – specifically creating GI parkland along the Pix Brook corridor. Site is immediately adjacent to Pix Brook Nature Reserve. Area not identified as part of GI network in Mid Beds GI Plan.	
Mine	rals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues	
Planr	Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history	
Does	the site continue to next stage?		No	

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is not to be considered further.

- The site is considered to be a logical extension to Arlesey in the north and would not cause coalescence with Stotfold given the separation of the A507. However, the site would extend development to the north of the Pix Brook, breaching the northern built edge of Arlesey.
- There may be conflicts between the development and aspirations for the area for GI purposes. The Pix Brook is identified as an important ecological corridor for the creation of parkland along the Pix Brook and for nature conservation.
- In terms of landscape, the area forms a distinctive wetland character along the Pix Brook.
- There has been considerable development in Arlesey and this has had a cumulative impact
 on the school capacity in the settlement. This has resulted in there being a need for
 additional capacity at the lower school. Although Arlesey does not have a supermarket, it is
 provided with a convenience store and newsagent and the allocated site MA8 is required to
 provide additional services which could potentially support other development.

On balance it is considered that this site due to its separation from Arlesey and the aspirations for the Pix Brook for GI and ecological and landscape conflicts, this site will not be considered further.

Site Assessment Framework for HOUSING³⁷

Site details	
Reference Number	NLP403
Site Name	Land adjoining Lewis Lane
Site Address	Land adjoining Lewis Lane
Settlement	Arlesey
Size	Submitted Developable Area: 2.8ha Submitted Whole Site Area: 2.8ha
	Measured GIS Area:2.81ha
Proposed Use	residential
Any other	See NLP223
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	SE 1A ASSESSMENT		
	tage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 60 Number of proposed dwellings as per CBC methodology: 50
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood Zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk of surface water flooding.
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		Yes

³⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³⁸.

Relationship to Settlement

STAGE 1D ASSESSMENT

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is located on the eastern edge of Arlesey and adjoins the MA8 allocation. As such it is considered it will form a logical extension to Arlesey.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.
Does	the site continue to next stage?	Yes	

STAG	SE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³⁹ .				
Critic	al Infrastructure				
8	Can the site meet the critical infrastructure G	Critical infrastructure can be met on			
	requirements that will enable delivery ⁴⁰ ?	site.			
Does	Does the site continue to next stage?				

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Availability What is the existing use of the site? Would the existing use limit the development G Greenfield

9	what is the existing use of the site?	G	Greeniieid
	Would the existing use limit the development		
	potential?		
10	Is the land controlled by a developer or land owner	G	Land controlled by land owners
	who has expressed an intention to develop the site?		intent on developing the site.
11	Are there any legal or ownership problems that could	G	No known legal or ownership
	delay or prevent development?		problems.
	If Yes, then can these be issues be realistically		
	overcome?		
12	Does the site already have planning permission for	G	No planning permission
	the proposed use? If yes, then score as Red		
	because it's not eligible for allocation.		

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

³⁹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴⁰ This is an appearance bear of the infrastructure.

⁴⁰ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

i iaii.	II.					
Gree	Greenbelt					
13	Is the site located within the Green Belt?	No	Site not within green belt			
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details			
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details			
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.41	Yes	Details			
Does	the site continue to next stage?		Yes			

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT) STAGE 2 ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance. Previously Developed Land Is the site Previously Developed Land in accordance R Greenfield with the NPPF definition?

⁴¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

• 76% - 100% (G)

No draft n. npact on tlement.
No draft n. npact on tlement.
No draft n. npact on tlement.
No draft n. npact on tlement.
n. npact on tlement.
npact on tlement.
npact on tlement.
npact on tlement.
tlement.
tlement.
tlement.
tlement.
_
ncrease
101 643 6
ission for
crease.
over
ment.
rnent. reloped
nent
located
ng and
nat it will
ct on the

•	50% or more in non-agricultural land (G)	
•	50% of more in Grade 3b, 4 or 5 (A)	
•	50% or more in Grade 1, 2 or 3a (R)	

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.

	e 2B will be looked at as a whole using planning balance.				
	ransport and Access to Services				
25	Facilities and services				
	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the		
	Council's Settlement Hierarchy Audit.		3		
	·				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	In settlement		
	 Yes, in the settlement (G) 				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 		Y		
	settlement (R)				
25b	Does the settlement have a Middle school (if	G	In settlement		
	applicable)?				
	Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 	· ·			
	No, but an adjoining settlement does (A)				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	Α	Adjoining settlement		
	school?				
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)				
05.1	Other catchment school available (A)		1 (1)		
25d	Does the settlement have a GPs surgery or medical	G	In settlement		
	centre?Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	Α	Convenience store/post		
	Town Centre/ Supermarket (G)		office/newsagent		
	 Convenience Store / Post Office / Newsagent 				
	(A)				
	None (R)				
27	Distance to bus stops with a frequent service (at	G	193m		
	least hourly at peak times):				
	 Less than 400m (G) 				
	• 400m-800m (A)				
	• Over 800m (R)				
	 OR submission form stated that improved 				
	public transport facilities could be provided as				
	part of the development (G)				
28	Distance to nearest train station:	R	Over 1200m		

	l (1 000 (0)		T
	 Less than 800m (G) 		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	Α	Access of High Street but via
	ŭ		existing development
Scho	ol Capacity	<u> </u>	
30	Do the local schools have capacity at all tiers?	Α	Lower school places are very tight
	Do the local controls have dapasity at all tiors.	' `	in Ampthill, the existing lower
			school has no site capacity for
			expansion, but development here is
			marked as amber as a new lower
			school site is to be provided within
			the Arlesey Cross development
			site. Financial contributions would
			be requested
31	If not, has a commitment been made to address	A	Contributions will need to be made.
	this?		
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
		· ·	location of growth falling within
			each catchment area. Whilst the
			· ·
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	Ğ	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	No assessment required (G)		unlikely to be required
	Consider Further Assessment (A)		, ,
	Further Assessment Required (R)		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
J-		17/7/3	Awaiting Comments
	Are there any contamination constraints on site and		
25	will there be any remediation required?	Λ.	Detential paics from High Chast
35	Adjoining uses	Α	Potential noise from High Street
	Would any adjoining uses have the potential to		and future land uses from Policy
	cause conflict with the proposed use? (for example;		Ma8 allocation.
	noise and smell)		
	onmental Constraints	ı	
36	Landscape character	G	Need to safeguard boundary
	What would the impacts of development be on the		hedges and existing trees.
	landscape character or setting of the area or any		
	designated landscapes? Would there be any direct		

	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Retain and buffer existing hedgerow boundaries and trees
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G/A	Would need to be integrated with Arlesey Cross from a design point of view.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant planning history
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered for further assessment.

- There are no major constraints to development and the site adjoins MA8 allocation (Arlesey Cross).
- Access from the site could either be through the new development or via the High Street. If this site could be linked in with Arlesey Cross there could be more of the development for Arlesey.
- Site considered to potentially be a logical extension to Arlesey and not detract from the character of the settlement provided that the site is appropriately designed.
- Given the development pressures in Arlesey, contributions to education will need to be made should this site be allocated for housing.

STAGE 3: ACHIEVABILITY

This section assesses whether the site is Achievable in line with NPPG Guidance:

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

\						
Viabil	Viability					
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as			

	Very Low (R) Likely residual value well below benchmark land value	such the report indicates that such development would likely be viable.
Achie		development would likely be viable.
Achie 44	Are there any market factors which would affect deliverability?	Site not owned or under option to a developer. Site adjoins Arlesey Cross development The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years	0-5 years
46	Outside Plan Period What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site

	has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.
Does the site pass this stage?	Yes

SUMMARY

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to a number of other factors including:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Further transport modelling
- Consultation with neighbouring authorities



Site Assessment Framework for HOUSING⁴²

Site details	
Reference Number	NLP419
Site Name	Land East of Arlesey
Site Address	Land East of Arlesey
Settlement	Arlesey (Fairfield)
Size	Submitted Developable Area: 82 ha Submitted Whole Site Area: 296 ha Measured GIS Area: 295.83
Proposed Use	Mixed use extension to Arlesey village of approximately 1500 dwellings including A new Secondary School, Care Home, Extra Care (assisted living), Retirement Village, Local Centre, Employment (both office and light industrial) and Country Park Edge
Any other information	Includes land between Arlesey and Fairfield.

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAC	STAGE 1A ASSESSMENT						
This stage of the assessment rules out sites that are too small or conflict with national policy designations.							
Provisional Site Capacity							
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and	no	Number of proposed dwellings as per proforma: 1,500				
	services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards						
	Up to 0.4 hectare 100%0.4 to 2 hectares 80%2 hectares or above 60%		Number of proposed dwellings as per CBC methodology:				
	Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.		5,325				
Floor	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not within flood zone 2 or 3.				
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding				
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Not more than 50% of site covered by nationally significant designations.				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB				
Does	Does the site continue to next stage?		Yes				

^{. .}

⁴² Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴³.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The size of the development could be considered to be of a sufficient scale to be capable of providing a standalone settlement. However, the development proposals and masterplan are more a strategic urban extensions to the east of Arlesey.
7	Does the site cause coalescence between an	Α	Development on the site would

- Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.
- Development on the site would squeeze the open gap between Arlesey and Fairfield. The strategic importance of this gap needs to be carefully assessed to determine the degree of coalescence between the settlements and to explore any potential harm and to explore if this can be mitigated by existing/proposed landform and/or strategic landscaping. The initial proposals for the site indicate a country park on the eastern edge of Arlesey to help maintain the separateness between the two settlements.

Does the site continue to next stage?

Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁴⁴.

Critical Infrastructure

8 Can the site meet the critical infrastructure requirements that will enable delivery⁴⁵?

Α

It is likely that a new relief road to the east of Arlesey would be required to link to the proposed road provided by the MA8 connecting to the A507. This link road would also connect to the Hitchin Road to the South. Being an integral part of the development's access it is anticipated that this infrastructure could be provided. It is not known

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

⁴⁴ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴⁵ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	whether further improvements would be required across the road network to support this proposal. Also it is not clear as to whether any other abnormal costs would be necessary for provision of utilities etc.
Does the site continue to next stage?	Yes

STAGE 1D ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.

IIIICIII	intention to develop the site.			
Avail	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is 100% greenfield/agricultural and existing uses would not limit the development potential.	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	There are 14 landowners. 4 of the larger landowners have written confirmation of agreements with land promoter. Discussions to take place with other landowners in due course. The latest submission sets out the core of the site can be delivered by 4 landowners.	
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	Confirmed landowners agreements not in place with all landowners therefore unable to state that there are no issues or problems that could prevent or delay development.	
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	There are no planning permissions for residential or mixed use development on this site.	
Does	the site continue to next stage?		Yes	

STAGE 1E ASSESSMENT

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

Greei	nbelt		
13	Is the site located within the Green Belt?	No	Site not within the green belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience	Yes or No	Details

	shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.46	Yes	Details
Does	the site continue to next stage?		Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAC	GE 2 ASSESSMENT		
This s	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any		
quest	question does not mean that the site will be automatically excluded at this stage as the ratings across		
	e 2A will be looked at as a whole using planning balance		
Previ	ously Developed Land		
16	Is the site Previously Developed Land in accordance	R	Greenfield site
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comi	munity		
17	Neighbourhood Planning (only applicable in	No	Arlesey and Fairfield designated
	designated areas)		Neighbourhood Plan areas in 2014.
	Is the site identified as a housing allocation in an		Areas of designated green space
	emerging Neighbourhood Plan?		within the proposed site. (3
			designated areas of green space)
18	Community Consultation	No	Developer states that no
	Has any community consultation taken place?		community engagement or
	If yes, provide brief details on the form this		consultation has taken place.
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	The site is 100% located on
	Would this proposal impact on the sustainability of		greenfield/agricultural land and
	the settlement through the loss of services and		therefore no loss of services or
	facilities (for example, employment, retail, public		facilities will occur due to
	house etc)		development.
	ulative Impact		
20	Considering housing completions over the past 10	R	Strategic site - The size of the
1		1	1 1 4 111 1

the parish?

years, what has been the level of housing growth in

development will increase the

existing settlement of Arlesey by

⁴⁶ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data). 		over 25%. Arlesey is also expected to increase in size through Policy MA8 allocation (Arlesey Cross). The size of Arlesey is 116ha, the size of the proposed development is 296ha in total and 82ha developable area. This increases the size of Arlesey either by 255% or 71% which is greater than the 25% limit. Number of houses in 2006: 2279 Number of houses in 2016: 2475 Percentage Growth: 8.60% Stotfold (incl Astwick, Fairfield) Number of houses in 2006: 2987 Number of houses in 2016: 4783 Percentage Growth: 60.13% Total Percentage Growth: 37.83%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).	G	Arlesey Number of houses in 2016: 2475 Number of outstanding completions 2016: 55 Percentage Growth: 2.22% Stotfold (incl Astwick, Fairfield) Number of houses in 2016: 4783 Number of outstanding completions 2016: 240 Percentage Growth: 5.02% Total Percentage Growth: 4.06%
Physi	ical Constraints		Total i ciccinage Growth. 4.00%
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	There are no major physical constraints that affect the site's developability. There appears to be a number of utilities/pipelines in the east that would need to be accommodated within the design of any proposed development.
	ionship to Settlement		
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	The development is planned as an urban extension to Arlesey village on the eastern edge and could potentially impact the gap between Arlesey and Fairfield. To be complementary to the existing settlement pattern, the gap between Arlesey and Fairfield needs to be maintained.
Agric 24	Ultural Land Quality Would the development impact on high quality	D	Over 500/ Agricultural Crade Olard
24	Would the development impact on high quality agricultural land? • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R)	R	Over 50% Agricultural Grade 2 land remainder is Grade 3

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.

Stage	e 2B will be looked at as a whole using planning balance).	
Trans	sport and Access to Services		
25	Facilities and services Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately	of the sit	e for housing. It links to the
25a	 Does the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 	G	Proposed as part of the development
25b	Does the settlement have a Middle school (if applicable)? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	G	Proposed as part of the development
25c	Does the settlement have a Secondary/ Upper school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	G	Proposed as part of the development
25d	Does the settlement have a GPs surgery or medical centre? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R)	G	Could be relocated/re-provided from the existing settlement in new premises. Needs to be looked at in conjunction with existing allocation and masterplan
26	 What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 	G	Local centre proposed as part of development
27	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G)	A	Bus stops likely to be available on periphery of the site but methodology means that awkward to asses at the moment – new public transport facilities offered as part of development
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)	R	Arlesey station to the NW and Letchworth to the south.
29	Is the site accessible from the existing road network?	Α	Road access available but needs to
	<u> </u>		

		1	he tested in more datail New relief
			be tested in more detail. New relief
			road proposed as part of the
Calaa	al Camacita:		development.
	ol Capacity	1 A	
30	Do the local schools have capacity at all tiers?	Α	Site large enough to provide for its
			own needs. Secondary school
			offered. Needs to be looks at in
			conjunction with emerging Arlesey
			masterplan/planning application.
31	If not, has a commitment been made to address	G	Proposal includes provision of new
	this?		school sites.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	et)	arry upgrades required.
33	What is the conclusion of the sequential approach to	A	OW present, JFlow modelling
33	site allocations, in regards to flood risk?		required to confirm flood risk
			required to commit nood risk
	No assessment required (G)		
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
	onmental Health	D / 1 / 0	
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	Α	Potential for minor railway noise /
	Would any adjoining uses have the potential to		commercial sources. Possible to
	cause conflict with the proposed use? (for example;		deliver with appropriate mitigation
	noise and smell)		and layout. Needs further
			assessment.
	onmental Constraints		
36		R	Unsuitable for development in
1	Landscape character		
	Landscape character What would the impacts of development be on the		landscape – land is elevated to
	What would the impacts of development be on the		•
	What would the impacts of development be on the landscape character or setting of the area or any		south and sweeps down to lower
	What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct		south and sweeps down to lower slopes of A507 corridor. Open
	What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural		south and sweeps down to lower slopes of A507 corridor. Open arable landscape affords views to
	What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct		south and sweeps down to lower slopes of A507 corridor. Open arable landscape affords views to Fairfield Hospital buildings. SE
	What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural		south and sweeps down to lower slopes of A507 corridor. Open arable landscape affords views to Fairfield Hospital buildings. SE corner is valued viewpoint from
	What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural		south and sweeps down to lower slopes of A507 corridor. Open arable landscape affords views to Fairfield Hospital buildings. SE

			Arlesey. Some limited scope at
			NLP251 if fully integrated with
			woodland screen but concern re
			reducing scale of open landscape
			providing separation.
37	Heritage/ Archaeology	Α	This site lies within a landscape
	What would the impacts of development be on any		that is known to contain multi-
	heritage assets and their setting?		period archaeological remains and
	Are there any opportunities for enhancement of		includes cropmarks (recorded on
	these assets?		the CBC Historic Environment
			Record) likely to be of
			archaeological origin, therefore it
			has archaeological potential.
			Archaeological potential does not
			prevent allocation or development
			providing that an appropriate
			mitigation strategy in line with para
			141 of the NPPF was implemented.
			Any planning submission would
			need to be accompanied by the
			results of an intrusive
			archaeological field evaluation to satisfy para 128 of the NPPF. This
			would be in line with the strategy
			adopted for the west of Arlesey
			Cross planned extension. Should
			the site be allocated, a contingency
			for archaeological works must be
			included in any proposal to prevent
			issues with viability.
			Heritage: In close proximity to
			various listed buildings and their
			setting. The development would
			need to be carefully designed to
			not harm the setting and create a
			good gap of development which is sensitive.
38	Ecological Assets	Α	Predominantly grade 2 land with
	What would the impacts of development be on any		potential impact on farmland
	biological, geological or ecological assets and are		species. Mix of habitats affected
	there any opportunities for their enhancement?		including HPI so would need to
	. , , , , , ,		buffer and enhance these for net
			gain. Vision document
			demonstrates how this could be
			achieved.
39	Open space/leisure and GI assets	G/A	Parish GI plan identifies a number
	Are there any potential conflicts with open space,		of aspirations for the area, which
	leisure designations or Rights of Way? Is there		should be able to be incorporated
	capacity to provide the required levels of open space		into a development of this scale.
	and green infrastructure?		The majority of these are delivered
			by the illustrative proposals, which
			are generally very positive in relation to GI (footpath links
			between Green and Blue Lagoons,
			creating a part around Green and
			Blue Lagoons, upgrading West
<u> </u>			bido Lagoons, apgrauling West

			Drive, the Farm track near the Library / resource centre, link between Arlesey / the Chase to Etonbury School and Wood, and a new route linking West Drive to FP1, extensions to Etonbury Wood across the A507). However, some aspirations are not delivered (extension of allotments, extension and enhancement of recreation ground). The application has the potential to deliver a net GI benefit, but the enhancements of existing GI assets on the western edge (allotments and recreation ground) would also need to be incorporated), as would wider enhancement of West Drive as a substantial GI corridor through the developed part of the site, as well as through the green space.
Mine	rals and Waste		as through the green space.
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planr	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		NA
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

In principle the site is to be considered for further assessment, provided that mitigation measures are included in the design and layout of the development should it be allocated.

- The proposed development is of a strategic nature, due to the quantum and scale of development. Although it is large enough to be of a standalone development the proposal is an extension of Arlesey in the east and south.
- There are no primary constraints to development on site. However, utility pipelines run along a north south corridor and this would need to be accommodated within any masterplanning of the site.
- The site currently forms a rural separation between Arlesey and Fairfield and therefore
 could potentially lead to coalescence of the two settlements. Initial proposals for the site do
 indicate the location of a country park on the eastern edge of the proposal which would
 maintain the separation between the two settlements.
- The proposal provides for a relief road which will run parallel with the High Street on the
 eastern edge of the proposal. The relief road is shown to connect to the new A507/High
 Street Link Road and connect to Hitchin Road in the south. This will be an integral part of
 the proposal's access.
- Given the proposal's scale, the site includes the draft Arlesey Neighbourhood Plan. The
 Arlesey Neighbourhood Plan identifies three local green space areas which are located
 within the site. Masterplanning of the site, should it be allocated, will need to incorporate
 these designations.
- Green and Blue Lagoon is included as a local green space within the draft Arlesey

Neighbourhood Plan and are proposed in the development to be located within the country park and to be maintained and enhanced to facilitate public access for green infrastructure purposes.

- Arlesey is due to undergo significant growth over the coming years with Policy MA8
 (Arlesey Cross) and with this a new local centre is planned. The proposal (NLP419), given
 its size, also proposes services and facilities, notably school provision and community and
 leisure provision.
- The site is well located in terms of access to both the Arlesey and Letchworth Train Stations as well as access onto the A1.
- Although more than 50% of the site is within Grade 2 agricultural land, a large proportion of the site is proposed for green space in the form of a country park.
- The location of the development between Arlesey and Fairfield Park will result in the
 development of currently open and arable which has resulted in views from Arlesey to
 Fairfield particularly Fairfield Hospital site. Any masterplan of the site should take these
 views into account.
- The site is also in close proximity to listed buildings so the development would need to be carefully designed to not harm the setting and create a good gap of development from the sensitive buildings.

As such it is considered that the site is to be considered for further assessment provided the masterplan mitigates against issues raised about development on site.

STAGE 3: ACHIEVABILITY

This section assesses whether the site is Achievable in line with NPPG Guidance:

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

Α

Viability

- Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?
 - High (G) Benchmark land value comfortably exceeded by likely residual value
 - Low (A) Marginal viability, with likely residual land value close to benchmark land value
 - Very Low (R) Likely residual value well below benchmark land value

The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed both the upper and lower benchmark land value and as such the report indicates that such development may not be viable.

However the Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016 and based on the average building costs during 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing

price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.

This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.

For the reasons outlined above it is considered that this scale of development within this value area may be viable.

Achievability

Are there any market factors which would affect deliverability?

The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.

This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-

		West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority
45	When can the scheme realistically commence delivery?	To be delivered following the delivery of Policy MA8 (Arlesey
	0 to 5 years (deliverable)	Cross)
	• 6 to 10 years	3.333)
	11 to 15 years	
	• 15 to 20 years	
	Outside Plan Period	
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential
		Development Viability Report (Feb 2017) indicates that after the site
		has received detailed planning
		permission six housebuilders
		would likely take one year to first
		completion and would build out the
		site at a rate of 300 dwellings per annum there after.
Doos	the site pass this stage?	Yes

SUMMARY

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to a number of other factors including:

- The strategy, vision and objectives proposed in the draft plan
 - Technical evidence studies
 - The sustainability appraisal process
 - The results of public consultation
 - Flood Risk Sequential Approach
 - Further transport modelling
 - Consultation with neighbouring authorities

Site Assessment Framework for HOUSING⁴⁷

Site details	
Reference Number	NLP451
Site Name	Land at Chase Farm
Site Address	Land at Chase Farm, Arlesey
Settlement	Arlesey
Size	Submitted Developable Area: 50ha
	Submitted Whole Site Area: 50ha
	Measured GIS Area: 50ha
Proposed Use	Residential-led development with a local centre
Any other	Policy MA8 allocation
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	SE 1A ASSESSMENT			
	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.	
	sional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 1000 Number of proposed dwellings as per CBC methodology: 900	
Floor	this is smaller. Risk (All sites which reach Stage 2 will be subject to the	e Segue	l ential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood zone 2 or 3	
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding.	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on the site.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not within the AONB.	
Does	the site continue to next stage?		Yes	

⁴⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴⁸.

Relationship to Settlement

Total of the Cotton of the Cot				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The proposed development would form a logical extension to the east of Arlesey.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence	
Does	Does the site continue to next stage?		Yes	

STAGE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁴⁹ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery ⁵⁰ ?	G	Planning permission has recently been granted for the Arlesey relief	
			road.	
Does	Does the site continue to next stage?		Yes	

STAGE 1D ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.

vail		

Avaii	Availability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield site
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The land is controlled by land owners intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	There are no identified legal or ownership problems that could delay or prevent development.
12	Does the site already have planning permission for	R	No planning permission, although

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

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

50 This is a second

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

the proposed use? If yes, then score as Red because it's not eligible for allocation.	the site is an allocated site (MA8). Part of the site is subject to a planning application.
Does the site continue to next stage?	No





A great place to live and work