

# Site Assessment Forms

Arlesey



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## Site Assessment Framework for HOUSING<sup>1</sup>

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

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 services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			24
			Number of proposed dwellings as per CBC methodology:
			15

#### 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 of 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 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

<sup>1</sup> 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 more<sup>2</sup>.

#### 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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>3</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>4</sup> ?	A	Further information 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

9	What is the existing use of the site? Would the existing use limit the development potential?	A	Greenfield and residential dwelling that would require demolition.
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 owner 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

<sup>2</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>3</sup> 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.

<sup>4</sup> 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
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### 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 be considered for allocation in the Plan.

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	No	Site not within green belt
<b>14</b>	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
<b>15a</b>	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? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> 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
<b>15b</b>	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. <sup>5</sup>	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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> </ul>	R	Greenfield
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<sup>5</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<ul style="list-style-type: none"> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> 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	<b>Community Consultation</b> 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	<b>Sustainability of Settlement</b> 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.
<b>Cumulative Impact</b>			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	A	Homes 2006:2279 Homes 2016: 2475  There has been a 8.60% increase in new homes in Arlesey.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	There is outstanding permission for 55 new homes; a 2.22% increase.  Note: MA8 allocation is for over 1,000 new homes.
<b>Physical Constraints</b>			
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.
<b>Relationship to Settlement</b>			
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 and it is considered that this site would be complementary to this existing settlement pattern.
<b>Agricultural Land Quality</b>			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% of more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	G	Non-agricultural

**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.

**Transport and Access to Services**

<b>25</b>	<b>Facilities and services</b> Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	G	In settlement
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Adjoining settlement
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Convenience store/post office/newsagent
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	G	262m
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> </ul>	R	Over 1200m

	<ul style="list-style-type: none"> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	A	Access off London Row – this needs further investigation.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	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.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required.
<b>Environmental Health</b>			
34	<p><b>Contamination</b></p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting comments
35	<p><b>Adjoining uses</b></p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	A	Potential noise from the High Street.
<b>Environmental Constraints</b>			
36	<p><b>Landscape character</b></p> <p>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?</p>	A	Not appropriate for development – would detract from character of West Drive.



37	<b>Heritage/ Archaeology</b> 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	<b>Ecological Assets</b> 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	<b>Open space/leisure and GI assets</b> 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	Adjacent to existing drainage ditch on northern edge, and accessible green space to the west. Would need to enhance access to green space.
<b>Minerals and Waste</b>			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues.
<b>Planning History</b>			
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 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.

### Viability

43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <li>• High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>• Low (A) Marginal viability, with likely residual land value close to benchmark land value</li> <li>• Very Low (R) Likely residual value well below benchmark land value</li> </ul>	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.
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### Achievability

44	Are there any market factors which would affect deliverability?		Site not owned by a developer. Site adjoins Arlesey Cross
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		<p>development.</p> <p>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%.</p> <p>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.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>	<p>0-5 years</p> <p>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 build out this site.</p>
46	<p>What is the indicative build out time of the site?</p>	<p>0-5 years</p>
<p>Does the site pass this stage?</p>		<p>Yes</p>

**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

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## Site Assessment Framework for HOUSING<sup>6</sup>

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 information	Adjoins 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.

### 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 services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  200  Number of proposed dwellings as per CBC methodology:  318
<b>Flood Risk</b> (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
<b>Nationally significant designations</b> (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 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

<sup>6</sup> 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 more<sup>7</sup>.

### 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 individual context of the site.	R	Coalescence between Arlesey and Fairfield
Does the site continue to next stage?			No

<sup>7</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

## Site Assessment Framework for HOUSING<sup>8</sup>

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 information	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.

### 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 services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			500
			Number of proposed dwellings as per CBC methodology:
			558

#### 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

#### 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	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

<sup>8</sup> 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 more<sup>9</sup>.

#### 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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>10</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>11</sup> ?	G	Critical infrastructure can be 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

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?	A	This is yet to be confirmed.
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	It has not been confirmed whether all land owners are intent on developing the site.
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

<sup>9</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>10</sup> 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.

<sup>11</sup> 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
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### 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 be considered for allocation in the Plan.

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	No	Site not within the green belt
<b>14</b>	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
<b>15a</b>	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? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> 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
<b>15b</b>	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. <sup>12</sup>	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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> </ul>	R	The site is currently greenfield.
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<sup>12</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.



	<ul style="list-style-type: none"> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	The draft Arlesey Neighbourhood Plan has no housing allocations. The site is located in an area proposed to be allocated for green space.
18	<b>Community Consultation</b> 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.
19	<b>Sustainability of Settlement</b> 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.
<b>Cumulative Impact</b>			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	A	Number of houses in 2006: 2279 Number of houses in 2016: 2475 Percentage growth: 8.6%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	A	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.
<b>Physical Constraints</b>			
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	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.
<b>Relationship to Settlement</b>			
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	The site would not have an adverse impact on the settlement's built form as it extends built development to the south around the existing built edge.
<b>Agricultural Land Quality</b>			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> </ul>	R	50% of the site is in Grade 2 agricultural land.

	<ul style="list-style-type: none"> <li>• 50% of more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
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## 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.

### Transport and Access to Services

<b>25</b>	<b>Facilities and services</b> Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	Yes within settlement
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	G	Within settlement
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Adjoining settlement
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	Within settlement
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Convenience Store / Post Office / Newsagent
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	A	580m
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> </ul>	R	Although train station in Arlesey, this site is over 2000m from the station.

	<ul style="list-style-type: none"> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	G	Yes within settlement
<b>School Capacity</b>			
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)
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	A	OW present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<p><b>Contamination</b></p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting comments
35	<p><b>Adjoining uses</b></p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	A	Football Club / Road Traffic / Skate Park
<b>Environmental Constraints</b>			
36	<p><b>Landscape character</b></p> <p>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?</p>	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	<p><b>Heritage/ Archaeology</b></p> <p>What would the impacts of development be on any heritage assets and their setting?</p>	A	Site has multi-period archaeological potential but this would not prevent allocation

	Are there any opportunities for enhancement of these assets?		providing appropriate mitigation is undertaken
<b>38</b>	<b>Ecological Assets</b> 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
<b>39</b>	<b>Open space/leisure and GI assets</b> 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.
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
<b>41</b>	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**

<p><b>43</b></p>	<p>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</p> <ul style="list-style-type: none"><li>• High (G) Benchmark land value comfortably exceeded by likely residual value</li><li>• Low (A) Marginal viability, with likely residual land value close to benchmark land value</li><li>• Very Low (R) Likely residual value well below benchmark land value</li></ul>	<p>A</p>	<p>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.</p> <p>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%.</p> <p>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.</p> <p>For the reasons outlined above it is considered that this scale of development within this value area</p>
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			may be viable.
<b>Achievability</b>			
<b>44</b>	Are there any market factors which would affect deliverability?		<p>The land owners are unknown.</p> <p>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%.</p> <p>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.</p>
<b>45</b>	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>		Developable – to be delivered after 10 years.
<b>46</b>	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

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## Site Assessment Framework for HOUSING<sup>13</sup>

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.

### 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 services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			50
			Number of proposed dwellings as per CBC methodology:
			30

#### 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 of 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 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

<sup>13</sup> 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 more<sup>14</sup>.

#### 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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>15</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>16</sup> ?	G	Critical infrastructure can be 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

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 owner 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.	R	Allocated site MA8

<sup>14</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>15</sup> 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.

<sup>16</sup> 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?

No

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## Site Assessment Framework for HOUSING<sup>17</sup>

Site details	
Reference Number	<b>NLP223</b>
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 information	See NLP403

### 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

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

#### Provisional Site Capacity

<b>1</b>	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 <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  60  Number of proposed dwellings as per CBC methodology:  50
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood Zone 2 or 3
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk of surface water flooding.

#### Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

<b>4</b>	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.
<b>5</b>	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

<sup>17</sup> 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 more<sup>18</sup>.

#### 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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>19</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>20</sup> ?	G	Critical infrastructure can be met on 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

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

<sup>18</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>19</sup> 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.

<sup>20</sup> 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
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### 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 be considered for allocation in the Plan.

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	No	Site not within green belt
<b>14</b>	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
<b>15a</b>	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? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> 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
<b>15b</b>	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. <sup>21</sup>	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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> </ul>	R	Greenfield
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<sup>21</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<ul style="list-style-type: none"> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
<b>17</b>	<b>Neighbourhood Planning (only applicable in designated areas)</b> 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.
<b>18</b>	<b>Community Consultation</b> 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.
<b>19</b>	<b>Sustainability of Settlement</b> 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.
<b>Cumulative Impact</b>			
<b>20</b>	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	A	Homes 2006:2279 Homes 2016: 2475  There has been a 8,60% increase in new homes in Arlesey.
<b>21</b>	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	There is outstanding permission for 55 new homes; a 2.22% increase.  Note: MA8 allocation is for over 1,000 new homes.
<b>Physical Constraints</b>			
<b>22</b>	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.
<b>Relationship to Settlement</b>			
<b>23</b>	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.
<b>Agricultural Land Quality</b>			
<b>24</b>	Would the development impact on high quality	A	Grade 3

	agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% of more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
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## 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.

### Transport and Access to Services

<b>25</b>	<b>Facilities and services</b> Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	G	In settlement
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Adjoining settlement
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Convenience store/post office/newsagent
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	G	193m

28	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	R	Over 1200m
29	Is the site accessible from the existing road network?	A	Access of High Street but via existing development
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	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.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>• No assessment required (G)</li> <li>• Consider Further Assessment (A)</li> <li>• Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required.
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Potential noise from High Street and future land uses from Policy Ma8 allocation.
<b>Environmental Constraints</b>			
36	<b>Landscape character</b> What would the impacts of development be on the landscape character or setting of the area or any	G	Need to safeguard boundary hedges and existing trees.



	designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		
37	<b>Heritage/ Archaeology</b> 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	<b>Ecological Assets</b> 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	<b>Open space/leisure and GI assets</b> 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.
<b>Minerals and Waste</b>			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
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.

## Viability

43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <li>• High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>• Low (A) Marginal viability, with likely residual</li> </ul>	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
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	<p>land value close to benchmark land value</p> <ul style="list-style-type: none"> <li>• Very Low (R) Likely residual value well below benchmark land value</li> </ul>		benchmark land values and as such the report indicates that such development would likely be viable
<b>Achievability</b>			
<b>44</b>	<p>Are there any market factors which would affect deliverability?</p>		<p>Site not owned by a developer. Site adjoins Arlesey Cross development</p> <p>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%.</p> <p>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.</p>
<b>45</b>	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>		0-5 years
<b>46</b>	<p>What is the indicative build out time of the site?</p>		The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb

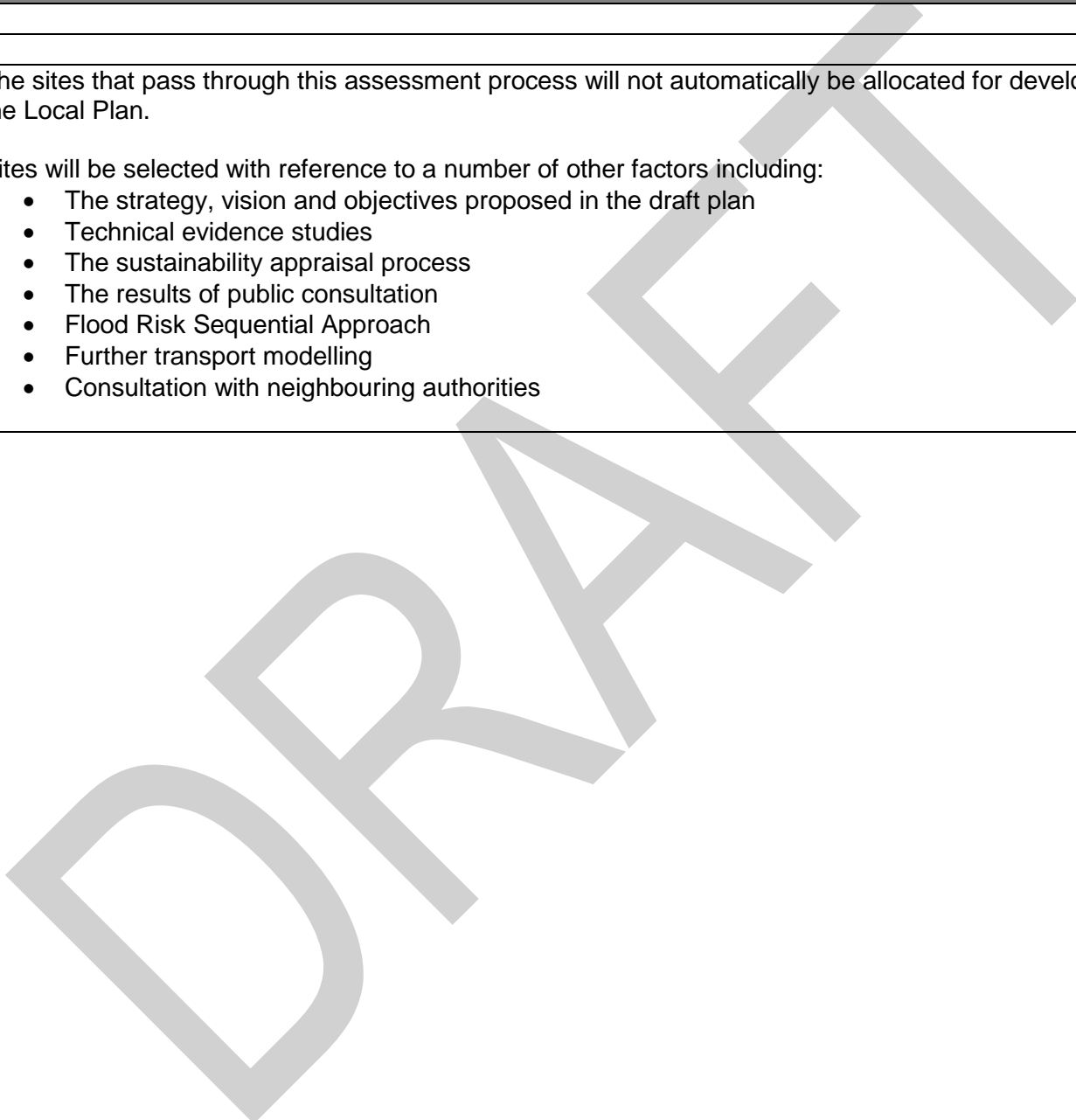
			2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.
Does the site pass this stage?			Yes

**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 HOUSING<sup>22</sup>

Site details	
Reference Number	NLP251
Site Name	Land South East of Arlesey
Site Address	Land South East of Arlesey, Chase Farm, Arlesey
Settlement	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.

### 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 services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  600-1500  Number of proposed dwellings as per CBC methodology:  1062
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#### 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

#### 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	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

<sup>22</sup> 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 provide 1,500 homes or more<sup>23</sup>.

#### 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

#### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>24</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>25</sup> ?	G	Critical infrastructure can be 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

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?	A	This is yet to be confirmed.
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	It has not been confirmed whether all land owners are intent on developing the site.
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
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

<sup>23</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>24</sup> 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.

<sup>25</sup> 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 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 be considered for allocation in the Plan.

**Greenbelt**

<b>13</b>	Is the site located within the Green Belt?	No	Site not within the green belt
<b>14</b>	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
<b>15a</b>	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? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> <p>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.*</p>	Yes or No	Details
<b>15b</b>	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. <sup>26</sup>	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**

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>	R	The site is currently greenfield.
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**Community**

<b>17</b>	<b>Neighbourhood Planning (only applicable in</b>	No	The draft Arlesey Neighbourhood
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<sup>26</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<b>designated areas)</b> 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.
<b>18</b>	<b>Community Consultation</b> 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.
<b>19</b>	<b>Sustainability of Settlement</b> 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.
<b>Cumulative Impact</b>			
<b>20</b>	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	A	Number of houses in 2006: 2279 Number of houses in 2016: 2475 Percentage growth: 8.6%
<b>21</b>	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	A	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.
<b>Physical Constraints</b>			
<b>22</b>	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	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.
<b>Relationship to Settlement</b>			
<b>23</b>	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.
<b>Agricultural Land Quality</b>			
<b>24</b>	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% or more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	R	50% of the site is in Grade 2 agricultural land.

**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.

**Transport and Access to Services**

<b>25</b>	<b>Facilities and services</b> Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	Yes within settlement
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	G	Within settlement
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Adjoining settlement
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	Within settlement
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Convenience Store / Post Office / Newsagent
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	A	603m
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	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?	A	Delivery of relief road
<b>School Capacity</b>			
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)
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	A	OW present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Noise Football Pitch and Skate Park
<b>Environmental Constraints</b>			
36	<b>Landscape character</b> 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	<b>Heritage/ Archaeology</b> 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 these assets?		providing appropriate mitigation is undertaken
<b>38</b>	<b>Ecological Assets</b> 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
<b>39</b>	<b>Open space/leisure and GI assets</b> 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.
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
<b>41</b>	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**

<p><b>43</b></p>	<p>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</p> <ul style="list-style-type: none"><li>• High (G) Benchmark land value comfortably exceeded by likely residual value</li><li>• Low (A) Marginal viability, with likely residual land value close to benchmark land value</li><li>• Very Low (R) Likely residual value well below benchmark land value</li></ul>	<p>A</p>	<p>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.</p> <p>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%.</p> <p>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.</p> <p>For the reasons outlined above it is considered that this scale of development within this value area</p>
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			may be viable.
<b>Achievability</b>			
<b>44</b>	Are there any market factors which would affect deliverability?		<p>The land owners are unknown.</p> <p>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%.</p> <p>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.</p>
<b>45</b>	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>		Developable – to be delivered after 10 years.
<b>46</b>	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

**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

DRAFT

## Site Assessment Framework for HOUSING<sup>27</sup>

Site details	
Reference Number	<b>NLP318</b>
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.

### STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

#### Provisional Site Capacity

<b>1</b>	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 <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  15  Number of proposed dwellings as per CBC methodology:  15
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood Zone 2 or 3
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk of surface water flooding.

#### Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

<b>4</b>	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.
<b>5</b>	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

<sup>27</sup> 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 more<sup>28</sup>.

#### 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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>29</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>30</sup> ?	G	Critical infrastructure can be met on 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

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

<sup>28</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>29</sup> 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.

<sup>30</sup> 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
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### 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 be considered for allocation in the Plan.

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	No	Site not within green belt
<b>14</b>	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
<b>15a</b>	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? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> 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
<b>15b</b>	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. <sup>31</sup>	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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> </ul>	R	Greenfield
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<sup>31</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.



	<ul style="list-style-type: none"> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
<b>17</b>	<b>Neighbourhood Planning (only applicable in designated areas)</b> 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.
<b>18</b>	<b>Community Consultation</b> 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.
<b>19</b>	<b>Sustainability of Settlement</b> 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.
<b>Cumulative Impact</b>			
<b>20</b>	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	A	Homes 2006:2279 Homes 2016: 2475  There has been a 8,60% increase in new homes in Arlesey.
<b>21</b>	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	There is outstanding permission for 55 new homes; a 2.22% increase.  Note: MA8 allocation is for over 1,000 new homes.
<b>Physical Constraints</b>			
<b>22</b>	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.
<b>Relationship to Settlement</b>			
<b>23</b>	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.
<b>Agricultural Land Quality</b>			
<b>24</b>	Would the development impact on high quality	A	Grade 3 and 2

	agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% of more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
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## 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.

### Transport and Access to Services

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

	<ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	A	Access off High Street but via existing development
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Lower school places are very tight in Amphill, 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.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> <li>• No assessment required (G)</li> <li>• Consider Further Assessment (A)</li> <li>• Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required.
<b>Environmental Health</b>			
34	<p><b>Contamination</b></p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting comments
35	<p><b>Adjoining uses</b></p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	A	Potential noise from High Street and future uses within Policy MA8 allocation.
<b>Environmental Constraints</b>			
36	<p><b>Landscape character</b></p> <p>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</p>	G	Part of Arlesey Cross development

	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		
<b>37</b>	<b>Heritage/ Archaeology</b> 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
<b>38</b>	<b>Ecological Assets</b> 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
<b>39</b>	<b>Open space/leisure and GI assets</b> 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.
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
<b>41</b>	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.

## Viability

<b>43</b>	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <li>• High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>• Low (A) Marginal viability, with likely residual</li> </ul>	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
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	<p>land value close to benchmark land value</p> <ul style="list-style-type: none"> <li>• Very Low (R) Likely residual value well below benchmark land value</li> </ul>		benchmark land values and as such the report indicates that such development would likely be viable.
<b>Achievability</b>			
<b>44</b>	<p>Are there any market factors which would affect deliverability?</p>		<p>Site not owned or under option to a developer. Site adjoins Arlesey Cross development</p> <p>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%.</p> <p>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.</p>
<b>45</b>	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>		6-10 years
<b>46</b>	<p>What is the indicative build out time of the site?</p>		The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb

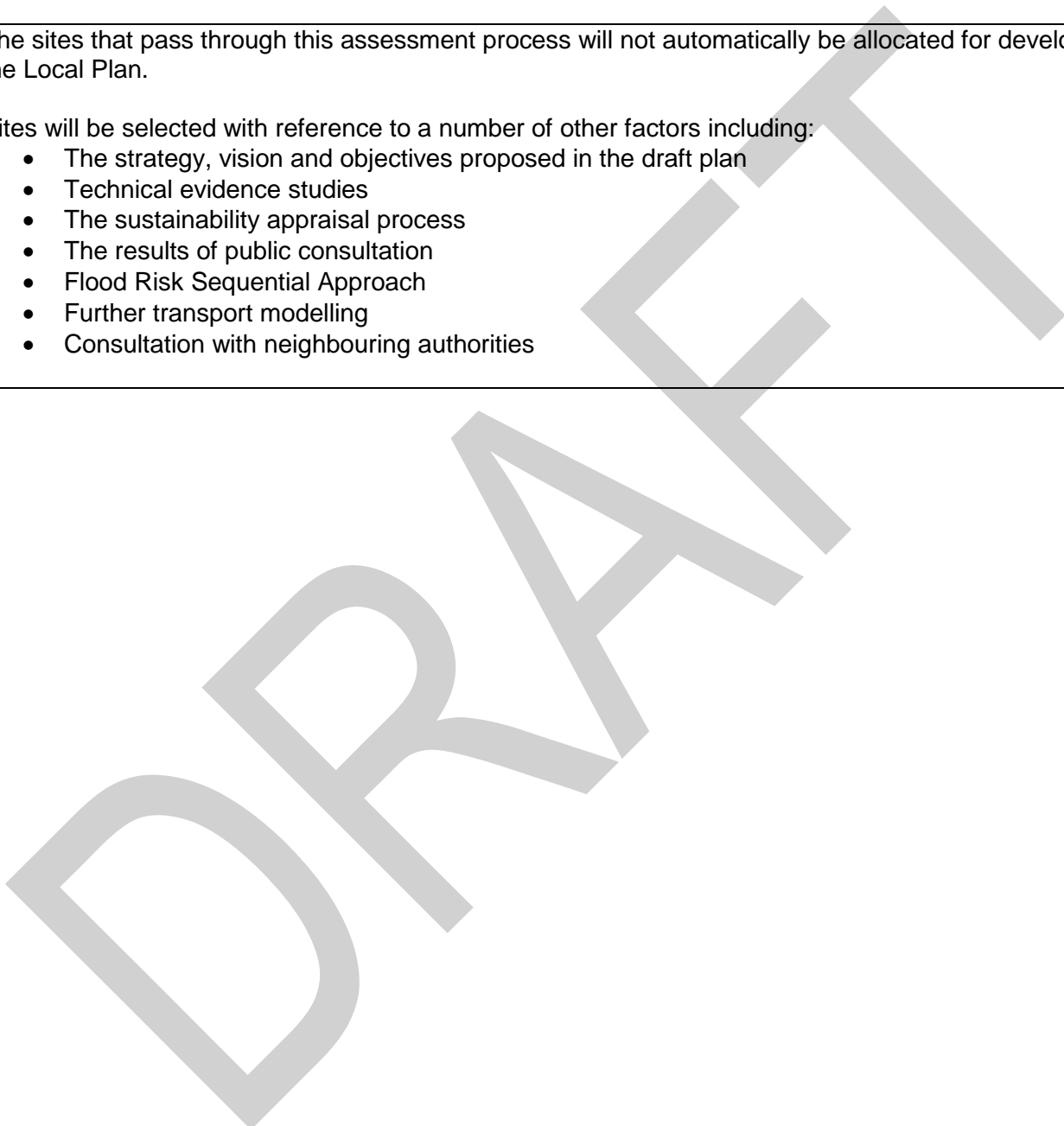
		2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?		Yes

**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 HOUSING<sup>32</sup>

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.

### 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 services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			180
			Number of proposed dwellings as per CBC methodology:
			144

#### 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

#### 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	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

<sup>32</sup> 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 more<sup>33</sup>.

#### 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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>34</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>35</sup> ?	G	Form states that no critical 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

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural
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 the proposed use? If yes, then score as Red	G	No planning permission.

<sup>33</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>34</sup> 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.

<sup>35</sup> 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 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 be considered for allocation in the Plan.

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	No	Site not within green belt
<b>14</b>	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
<b>15a</b>	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? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> <p>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.*</p>	Yes or No	Details
<b>15b</b>	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. <sup>36</sup>	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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition?	R	The site is currently greenfield.
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<sup>36</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	The draft Arlesey Neighbourhood Plan has no allocations here.
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	There has been no community consultation on this site.
19	<b>Sustainability of Settlement</b> 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.
<b>Cumulative Impact</b>			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	A	Number of houses in 2006: 2279 Number of houses in 2016: 2475 Percentage growth: 8.6%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	A	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.
<b>Physical Constraints</b>			
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	The site is separated from the settlement of Arlesey by the Pix Brook.
<b>Relationship to Settlement</b>			
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 site would extend development beyond the Pix Brook in the north, breaching the built edge to the north of Arlesey. .
<b>Agricultural Land Quality</b>			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% of more in Grade 3b, 4 or 5 (A)</li> </ul>	R	Grade 2

	<ul style="list-style-type: none"> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
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## 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.

### Transport and Access to Services

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

	<ul style="list-style-type: none"> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	G	Stotfold Road
<b>School Capacity</b>			
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?	A	Financial contributions would be requested.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	R	Level 2 assessment required
<b>Environmental Health</b>			
34	<p><b>Contamination</b></p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting comments
35	<p><b>Adjoining uses</b></p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	A	Traffic Noise
<b>Environmental Constraints</b>			
36	<p><b>Landscape character</b></p> <p>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?</p>	R	Not suitable for development in landscape terms – land within corridor of Pix Brook, distinctive wetland character.
37	<p><b>Heritage/ Archaeology</b></p> <p>What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation required.
38	<b>Ecological Assets</b>	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	<b>Open space/leisure and GI assets</b> 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.
<b>Minerals and Waste</b>			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
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 HOUSING<sup>37</sup>

Site details	
Reference Number	<b>NLP403</b>
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 information	See NLP223

### 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

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

#### Provisional Site Capacity

<b>1</b>	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 <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  60  Number of proposed dwellings as per CBC methodology:  50
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood Zone 2 or 3
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk of surface water flooding.

#### Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

<b>4</b>	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.
<b>5</b>	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

<sup>37</sup> 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 more<sup>38</sup>.

#### 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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>39</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>40</sup> ?	G	Critical infrastructure can be met on 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

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

<sup>38</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>39</sup> 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.

<sup>40</sup> 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
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### 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 be considered for allocation in the Plan.

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	No	Site not within green belt
<b>14</b>	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
<b>15a</b>	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? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> 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
<b>15b</b>	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. <sup>41</sup>	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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> </ul>	R	Greenfield
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<sup>41</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.



	<ul style="list-style-type: none"> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> 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	<b>Community Consultation</b> 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	<b>Sustainability of Settlement</b> 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.
<b>Cumulative Impact</b>			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	A	Homes 2006:2279 Homes 2016: 2475  There has been a 8,60% increase in new homes in Arlesey.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>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).</i>	G	There is outstanding permission for 55 new homes; a 2.22% increase.  Note: MA8 allocation is for over 1,000 new homes.
<b>Physical Constraints</b>			
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.
<b>Relationship to Settlement</b>			
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 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.
<b>Agricultural Land Quality</b>			
24	Would the development impact on high quality agricultural land?	A	Grade 3

	<ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% or more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
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## 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.

### Transport and Access to Services

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

	<ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	A	Access of High Street but via existing development
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Lower school places are very tight in Amphill, 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.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> <li>• No assessment required (G)</li> <li>• Consider Further Assessment (A)</li> <li>• Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
<b>Environmental Health</b>			
34	<p><b>Contamination</b></p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting comments
35	<p><b>Adjoining uses</b></p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	A	Potential noise from High Street and future land uses from Policy Ma8 allocation.
<b>Environmental Constraints</b>			
36	<p><b>Landscape character</b></p> <p>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</p>	G	Need to safeguard boundary hedges and existing trees.

	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		
<b>37</b>	<b>Heritage/ Archaeology</b> 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
<b>38</b>	<b>Ecological Assets</b> 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
<b>39</b>	<b>Open space/leisure and GI assets</b> 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.
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
<b>41</b>	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.

<b>Viability</b>			
<b>43</b>	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <li>• High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>• Low (A) Marginal viability, with likely residual land value close to benchmark land value</li> </ul>	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

	<ul style="list-style-type: none"> <li>• Very Low (R) Likely residual value well below benchmark land value</li> </ul>		such the report indicates that such development would likely be viable.
<b>Achievability</b>			
<b>44</b>	Are there any market factors which would affect deliverability?		<p>Site not owned or under option to a developer. Site adjoins Arlesey Cross development</p> <p>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%.</p> <p>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.</p>
<b>45</b>	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>		0-5 years
<b>46</b>	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 HOUSING<sup>42</sup>

Site details	
Reference Number	<b>NLP419</b>
Site Name	Land East of Arleseey
Site Address	Land East of Arleseey
Settlement	Arleseey (Fairfield)
Size	Submitted Developable Area: 82 ha Submitted Whole Site Area: 296 ha Measured GIS Area: 295.83
Proposed Use	Mixed use extension to Arleseey 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 Arleseey 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.

### 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 services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	no	Number of proposed dwellings as per proforma:  1,500
			Number of proposed dwellings as per CBC methodology:  5,325

#### 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	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

#### 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	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 the site continue to next stage?			Yes

<sup>42</sup> 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 more<sup>43</sup>.

#### 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 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	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 needs<sup>44</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>45</sup> ?	A	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
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<sup>43</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>44</sup> 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.

<sup>45</sup> 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.

#### 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 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 be considered for allocation in the Plan.

#### 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? <ul style="list-style-type: none"> <li>Adjoining settlement has at least 3 of the following key local services - convenience</li> </ul>	Yes or No	Details

	<p>shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</p> <ul style="list-style-type: none"> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> <p>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.*</p>		
<b>15b</b>	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. <sup>46</sup>	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

<b>16</b>	<p>Is the site Previously Developed Land in accordance with the NPPF definition?</p> <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>	R	Greenfield site
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#### Community

<b>17</b>	<p><b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p>	No	Arlesey and Fairfield designated Neighbourhood Plan areas in 2014. Areas of designated green space within the proposed site. (3 designated areas of green space)
<b>18</b>	<p><b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.</p>	No	Developer states that no community engagement or consultation has taken place.
<b>19</b>	<p><b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)</p>	No	The site is 100% located on greenfield/agricultural land and therefore no loss of services or facilities will occur due to development.

#### Cumulative Impact

<b>20</b>	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?	R	Strategic site - The size of the development will increase the existing settlement of Arlesey by
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<sup>46</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <p><i>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).</i></p>		<p>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.</p> <p>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%</p>
<b>21</b>	<p>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</p> <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <p><i>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).</i></p>	G	<p>Arlesey  Number of houses in 2016: 2475  Number of outstanding completions 2016: 55  Percentage Growth: 2.22%</p> <p>Stotfold (incl Astwick, Fairfield)  Number of houses in 2016: 4783  Number of outstanding completions 2016: 240  Percentage Growth: 5.02%</p> <p>Total Percentage Growth: 4.06%</p>
<b>Physical Constraints</b>			
<b>22</b>	<p>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.</p>	A	<p>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.</p>
<b>Relationship to Settlement</b>			
<b>23</b>	<p>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?</p>	A	<p>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.</p>
<b>Agricultural Land Quality</b>			
<b>24</b>	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% or more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	R	<p>Over 50% Agricultural Grade 2 land remainder is Grade 3</p>

**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.

**Transport and Access to Services**

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

			be tested in more detail. New relief road proposed as part of the development.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	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 this?	G	Proposal includes provision of new school sites.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
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.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	A	OW present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Potential for minor railway noise / commercial sources. Possible to deliver with appropriate mitigation and layout. Needs further assessment.
<b>Environmental Constraints</b>			
36	<b>Landscape character</b> 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	Unsuitable for development in landscape – land is elevated to 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 Fairfield Cemetery – rural panorama. Site provides buffer to

			Arlesey. Some limited scope at NLP251 if fully integrated with woodland screen but concern re reducing scale of open landscape providing separation.
37	<p><b>Heritage/ Archaeology</b></p> <p>What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	A	<p>This site lies within a landscape that is known to contain multi-period archaeological remains and includes cropmarks (recorded on 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.</p> <p>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.</p>
38	<p><b>Ecological Assets</b></p> <p>What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	A	<p>Predominantly grade 2 land with potential impact on farmland species. Mix of habitats affected including HPI so would need to buffer and enhance these for net gain. Vision document demonstrates how this could be achieved.</p>
39	<p><b>Open space/leisure and GI assets</b></p> <p>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?</p>	G/A	<p>Parish GI plan identifies a number of aspirations for the area, which should be able to be incorporated into a development of this scale. 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</p>

			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.
<b>Minerals and Waste</b>			
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
<b>Planning History</b>			
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.

#### Viability

43	<p>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</p> <ul style="list-style-type: none"> <li>• High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>• Low (A) Marginal viability, with likely residual land value close to benchmark land value</li> <li>• Very Low (R) Likely residual value well below benchmark land value</li> </ul>	A	<p>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.</p> <p>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</p>
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		<p>price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>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.</p> <p>For the reasons outlined above it is considered that this scale of development within this value area may be viable.</p>
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**Achievability**

<p><b>44</b></p>	<p>Are there any market factors which would affect deliverability?</p>	<p>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%.</p> <p>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-</p>
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			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? <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>		To be delivered following the delivery of Policy MA8 (Arlesey Cross)
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.
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 HOUSING<sup>47</sup>

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 information	Policy MA8 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.

### 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 services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  1000  Number of proposed dwellings as per CBC methodology:  900
<b>Flood Risk</b> (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.
<b>Nationally significant designations</b> (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

<sup>47</sup> 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 more<sup>48</sup>.

#### 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.
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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>49</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>50</sup> ?	G	Planning permission has recently been granted for the Arlesey relief road.
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

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

<sup>48</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>49</sup> 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.

<sup>50</sup> 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

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