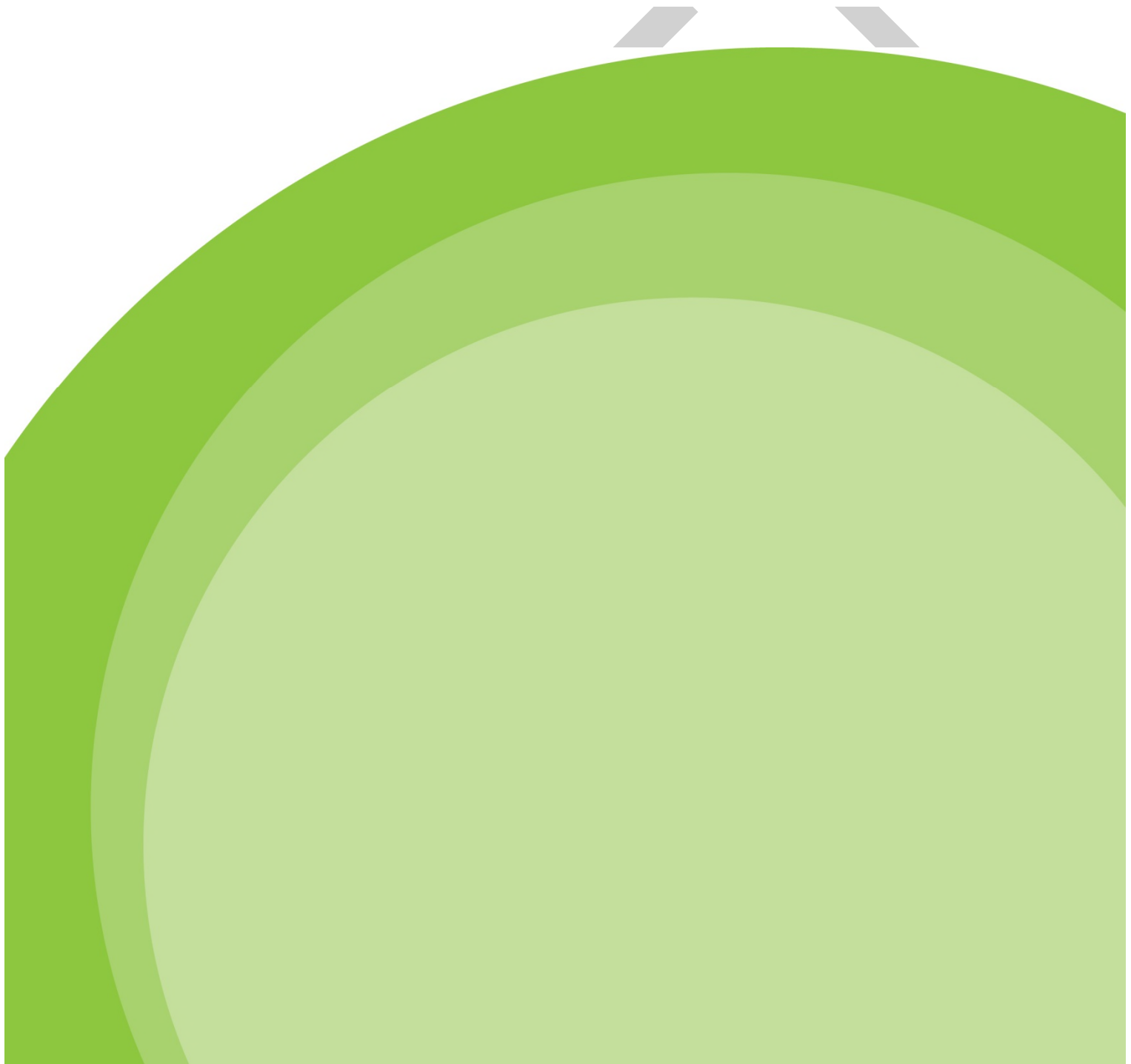


Site Assessment Forms

Aspley Guise



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DRAFT

Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP040
Site Name	Earl's Court
Site Address	Land adjoining 'Dawnedge', opposite Peers Drive, Aspley Guise
Settlement	Aspley Guise
Size	Submitted Developable Area: 3.72ha Submitted Whole Site Area: 3.72ha Measured GIS Area: 3.61ha
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

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"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <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 dwellings
			Number of proposed dwellings as per CBC methodology: 65 dwellings

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	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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 designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

¹ 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 more².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is in close proximity to some existing housing of Aspley Guise; however it is not strongly related to the main settlement.
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 issues.
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 needs³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ ?	A	This question was not asked in Call for Sites 2014.
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 currently undeveloped and no demolition or relocation would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted by part landowner. Details of other land owner are provided. Intention to develop is stated.
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	Potential issues.
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
Does the site continue to next stage?			Yes

² 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)

³ 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.

⁴ 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.

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?	Yes	100% of site in 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.	No	
15a	<p>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?</p> <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <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>	No	Would not make a strong contribution to the Luton HMA.
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁵	No	
Does the site continue to next stage?			No

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

Site Assessment Framework for HOUSING⁶

Site details	
Reference Number	ALP417
Site Name	Land at Woodcote, Aspley Guise
Site Address	
Settlement	Aspley Guise
Size	Submitted Developable Area: 0.7ha Submitted Whole Site Area: 0.7ha Measured GIS Area: 0.63ha
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"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <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 dwellings Number of proposed dwellings as per CBC methodology: 15 dwellings
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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	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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 designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

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

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 more⁷.

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 well related to the existing settlement, there are no major barriers separating the site.
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 issues.
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 needs⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁹ ?	A	This question was not asked in 2014 call for sites.
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 currently vacant and no demolition or relocation is required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of the owner of part of the site. Details for the other land owner are provided and intention to develop is stated.
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	Form states no legal/ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	A	Site has permission for two dwellings under application

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

⁸ 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.

⁹ 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.		16/00211/FULL. Continue assessment as submission proposes 15 dwellings.
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?	Yes	
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.	No	
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"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	Would not make a strong contribution to the Luton HMA.
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁰	No	
Does the site continue to next stage?			No

¹⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Site Assessment Framework for HOUSING¹¹

Site details	
Reference Number	NLP062
Site Name	Land at Dingley Dell
Site Address	Land at Dingley Dell, Woburn Lane, Aspley Guise
Settlement	Aspley Guise
Size	Submitted Developable Area: 0.64ha Submitted Whole Site Area: 0.64ha Measured GIS Area: 0.64ha
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"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <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: 6 dwellings
			Number of proposed dwellings as per CBC methodology: 15 dwellings

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	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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 designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

¹¹ 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 more¹².

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 site is in close proximity to some existing housing of Aspley Guise, however it is not strongly related to the main settlement.
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 issues.
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 needs¹³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ¹⁴ ?	G	Form states that there are no critical infrastructure requirements.
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	The site is currently in residential use and the existing house would need to be demolished.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	Site has been submitted on behalf of the sole landowner. Although intention to develop is stated, no details are provided for the landowner.
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	Form states no legal/ownership issues.
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

¹² 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)

¹³ 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.

¹⁴ 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

13	Is the site located within the Green Belt?	Yes	100% of site in 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.	No	
15a	<p>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?</p> <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <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>	No	Would not make a strong contribution to the Luton HMA.
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁵	No	
Does the site continue to next stage?		No	

¹⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Site Assessment Framework for HOUSING¹⁶

Site details	
Reference Number	NLP089
Site Name	Land between 13 and 23 Mount Pleasant , Aspley Guise
Site Address	Land between 13 and 23 Mount Pleasant , Aspley Guise
Settlement	Aspley Guise
Size	Submitted Developable Area: 0.61ha Submitted Whole Site Area: 0.61ha Measured GIS Area: 0.59ha
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"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <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 dwellings
			Number of proposed dwellings as per CBC methodology: 14 dwellings

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	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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 designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

¹⁶ 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 more¹⁷.

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 well related to the existing settlement, there are no major barriers separating the site.
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 issues.
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 needs¹⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ¹⁹ ?	G	Form states that there are no critical infrastructure requirements.
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 currently vacant and no demolition or relocation is required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of the owner of part of the site, however details for the other land owner are provided and intention to develop is stated.
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	Form states no legal/ownership issues.
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

¹⁷ 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)

¹⁸ 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.

¹⁹ 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

13	Is the site located within the Green Belt?	Yes	100% of site in 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.	No	
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"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	Would not make a strong contribution to the Luton HMA.
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ²⁰	No	
Does the site continue to next stage?		No	

²⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Site Assessment Framework for HOUSING²¹

Site details	
Reference Number	NLP090
Site Name	Land off Bedford Road, Aspley Guise
Site Address	Bedford Road, Aspley Guise
Settlement	Aspley Guise
Size	Submitted Developable Area: 5.05ha Submitted Whole Site Area: 5.05 ha Measured GIS Area: 5.21ha
Proposed Use	Residential Development
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"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <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 dwellings Number of proposed dwellings as per CBC methodology: 90 dwellings
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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	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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 designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

²¹ 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 more²².

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 would be a logical extension to the settlement of Aspley Guise, there do not appear to be any major barriers.
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 would cause coalescence between two distinct parts of Aspley Guise; it would fill the gap which currently separates the sites. A portion may however be appropriate.
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 needs²³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ²⁴ ?	G	Site submission states that the site is not dependent on the provision of critical infrastructure to facilitate delivery of development.
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	Site is currently in agricultural use. No indication of limit to development potential.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site submitted by sole landowner. Intention of landowner to develop is stated.
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 legal or ownership problems stated.
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 for proposed use.

²² 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)

²³ 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.

²⁴ 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

13	Is the site located within the Green Belt?	Yes	Site is 100% in 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.	No	
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"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	Would not make a strong contribution to the Luton HMA.
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ²⁵	No	
Does the site continue to next stage?		No	

²⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Site Assessment Framework for HOUSING²⁶

Site details	
Reference Number	NLP168
Site Name	Land off Meadow View, Aspley Guise
Site Address	Meadow View, Aspley Guise, Bedfordshire
Settlement	Aspley Guise
Size	Submitted Developable Area: 2.01ha Submitted Whole Site Area: 2.01ha Measured GIS Area: 2.03ha
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"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <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 dwellings Number of proposed dwellings as per CBC methodology: 36 dwellings
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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	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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 designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

²⁶ 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 more²⁷.

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	Although the site is not well related to the main settlement of Aspley Guise, it does lie in close proximity to the railway station and some existing residential development.
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 issues.
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 needs²⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ²⁹ ?	G	The only infrastructure identified here is the extension of vehicular access.
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 currently undeveloped and no demolition or relocation would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of the sole landowner and intention to develop is stated.
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	Form states no legal/ownership issues.
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
Does the site continue to next stage?			Yes

²⁷ 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)

²⁸ 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.

²⁹ 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.

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?	Yes	100% of site in 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.	No	
15a	<p>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?</p> <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <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>	No	Would not make a strong contribution to the Luton HMA.
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ³⁰	No	
Does the site continue to next stage?			No

³⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Site Assessment Framework for HOUSING³¹

Site details	
Reference Number	NLP463
Site Name	Aspley Guise Triangle/Milton Keynes South East (South East Opportunity Area)
Site Address	Land to the east of Milton Keynes defined by the A421/M1 to the north, the Bedford-Bletchley railway line to the south and Cranfield Road to the west.
Settlement	Aspley Guise
Size	Submitted Developable Area: 130-150 ha Submitted Whole Site Area: 350 ha Measured GIS Area: 259.86 ha
Proposed Use	Mixed use development comprising up to 5,000 residential units, employment, schools and education, village centers, open space, community and social provision and other infrastructure.
Any other information	A small part of the site on its western boundary is within Milton Keynes municipal area

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"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma: 5,000
			Number of proposed dwellings as per CBC methodology: 4,677

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 is not more than 50% within the flood zone, north eastern portion of the site is within flood zones 2 and 3 but this does not contribute to more than 50%.
3	Is more than 50% of the site at risk from surface water flooding?	No	

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	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	

³¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Does the site continue to next stage?	Yes
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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 more³².

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 proposals are large enough to be a self-contained settlement. However, as an extension to Milton Keynes the site is not particularly well related to the City, even considering the proposed extension to the east of MK through the Strategic Land Allocation. Wavendon Golf Course presents a barrier to integration.
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	Of sufficient size to be a self contained settlement so assessed on that basis Development of the western part of the site could be considered to create coalescence with the new settlement and Woburn Sands.
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 needs³³.

Critical Infrastructure

³² 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)

³³ 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.

8	Can the site meet the critical infrastructure requirements that will enable delivery ³⁴ ?	A	Requirements and proposals – Junction 13 M1 improvement works which took place in 2007/08 were future proofed to take account of an urban extension for Milton Keynes which would include the capacity of this site, as promoted in the MKSM SRS. The A421 is now duelled from Bedford to Milton Keynes apart from the small length from the M1 to the edge of the MK SLA. The level and cost of possible improvements to rail station facilities and the rail line have not been investigated. Upgrades via the East-West rail scheme might be envisaged however there are no definitive timescales for delivering this infrastructure. It is not clear whether additional utilities infrastructure will be required at this point. There will need to be consideration for the safeguarding of the proposed expressway until a definite route has been finalised.
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 predominantly greenfield/agricultural land apart from several farm buildings and this 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?	G	The land is under the control of a Consortium
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 legal or ownership issues.
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 is no planning consent issued for residential use. A scoping request has been submitted for 750+ homes plus associated uses on the western part of the site. (CB/16/02379)
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

³⁴ 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.

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	The site is not located in 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.	N/A	
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"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <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>	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ³⁵	N/A	
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

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

17	Neighbourhood Planning (only applicable in	Yes	The site lies within the Aspley
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³⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?		Guise designated Neighbourhood Plan Area.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes	Meetings with surrounding Parish Councils during 2007 and 2008.
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The site is 100% greenfield therefore no loss of facilities
Cumulative Impact			
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"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <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>	G	Aspley Guise Number of houses in 2006: 973 Number of houses in 2016: 992 Percentage Growth: 1.95%
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"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <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	Aspley Guise Number of houses in 2016: 992 Number of outstanding completions 2016: 20 Percentage Growth: 2.02%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	There is a small sewage treatment works to the West of the site. The M1 borders the north of the site and the Marston Vale Railway line borders the south. Both will require noise mitigation
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	The site is large enough to be standalone, strategic development. The site is separated from Aspley Guise by the railway line and from Woburn Sands by a few fields. Further careful consideration is required as regards to the siting of any new development so as to be complementary to existing settlement pattern whilst being accessible to the transport network/railway stations.
Agricultural Land Quality			

24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	The site is almost entirely Grade 3 agricultural land apart from a small area around junction 13 M1 which is Grade 4.
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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

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

28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	G	Aspley Guise station
29	Is the site accessible from the existing road network?	G	Accesses available but needs to be tested
School Capacity			
30	Do the local schools have capacity at all tiers?	A	No capacity in existing schools for development of this size but could provide for its own needs.
31	If not, has a commitment been made to address this?	A	No but capacity could be created by development
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?		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.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	A	Level 2 assessment required
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	2 sites of potential contaminative past use within area: <ul style="list-style-type: none"> • Former factory/works • Former Brickworks – now housing
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Significant constraints on some parts of site due to road / rail network / commercial and industrial land uses. Careful orientation, screening and placement within site it would be practical to deliver housing.
Environmental Constraints			
36	Landscape character	A	Sensitivity assessment mod- high.

	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?		Main potential to west of Salford Road. Vale important in own right and as setting for Greensand Ridge and Brogborough clay ridge.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site contains above and below ground archaeological remains; but this would not prevent allocation providing appropriate mitigation is undertaken.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Potential habitat enhancements, must consider existing habitats & corridors hedges / ditches & CWS. With such a large new settlement potential to plan well for positive ecological gains and network enhancements. Potential impact on farmland species
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R/A	Development would need to deliver (not just set aside land for – as suggested in submission info) B&MK Waterway Park. Much of area identified as green infrastructure / green space in Parish GI plan. Within strategic GI network.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No Issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is situated to the north of Aspley Guise, Woburn Sands and lies to the south west of Brogborough. The site consists of arable farmland predominately within the Aspley Clay Vale and is contained by the distinctive landscape of the Greensand Ridge to the south.

Development within this site would not form a logical extension to Aspley Guise however it is considered that the size of the site is capable of providing a standalone development. Strategic scale development within this site would need to mitigate impacts upon these distinctive landscapes and appropriate landscape buffers that would limit negative impacts on existing settlements. Any new settlement would be required to provide appropriate physical and visual separation between the development and neighbouring villages.

It is considered that development within this site should not proceed until a route has been identified and safeguarded for the proposed Oxford to Cambridge Expressway that could potentially cross through the site, due to the narrow corridor available for the strategic transport infrastructure to make a connection to the existing A421, this could potentially affect the deliverability of the development within the plan period.

Strategic scale development of this site would require a comprehensive scheme for transport improvements including improved public transport connections to both Milton Keynes and Ridgmont Train Station (East-West Rail).

The site is adjacent to and directly accessible from the A421 where there are a number of concerns in regard to traffic and queuing implications that could arise from development within this location. Further traffic implications may be felt within the surrounding settlements and minor road networks, particularly at the level crossings within Woburn Sands and Aspley Guise, alongside creating new sources of air and noise pollution in addition to those currently being experienced from the A421 and the M1 motorway.

There are a significant number of listed buildings within nearby Aspley Guise and Husborne Crawley and therefore impacts on the setting on these will need to be considered, particularly in the area that lies to the south of the Aspley Guise Railway Station. The site lies within the setting of the Brogborough Ringwork Scheduled Monument and the Woburn Abbey Grade 1 Registered Park and Garden to the south west. However, when considering the separation between the site and these heritage assets it is considered that the likely impact of development upon the significance of these heritage assets would be less than substantial and the benefits of development would likely outweigh such harm.

The site also contains a significant section of the planned route for the Bedford and Milton Keynes Waterway Park and Waterway, that development within this site could deliver to provide significant public benefits and also provide opportunities for habitat creation and leisure facilities.

There are also possibilities, given the location, for connections to nearby planned energy facility and could be connected to the Heat Network associated with the Combined Heat and Power Facility that is to be constructed at Rookery Pit South.

In light of the comments mentioned above, the harm to the area is outweighed by the public benefits that the site can provide. Therefore the site is worthy of further consideration for development. However, it is noted that due to the planned Expressway, development of the site may be delayed.

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"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value 	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achievability			
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within

		<p>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"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 	15-20 years (Oxford – Cambridge Expressway).
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

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