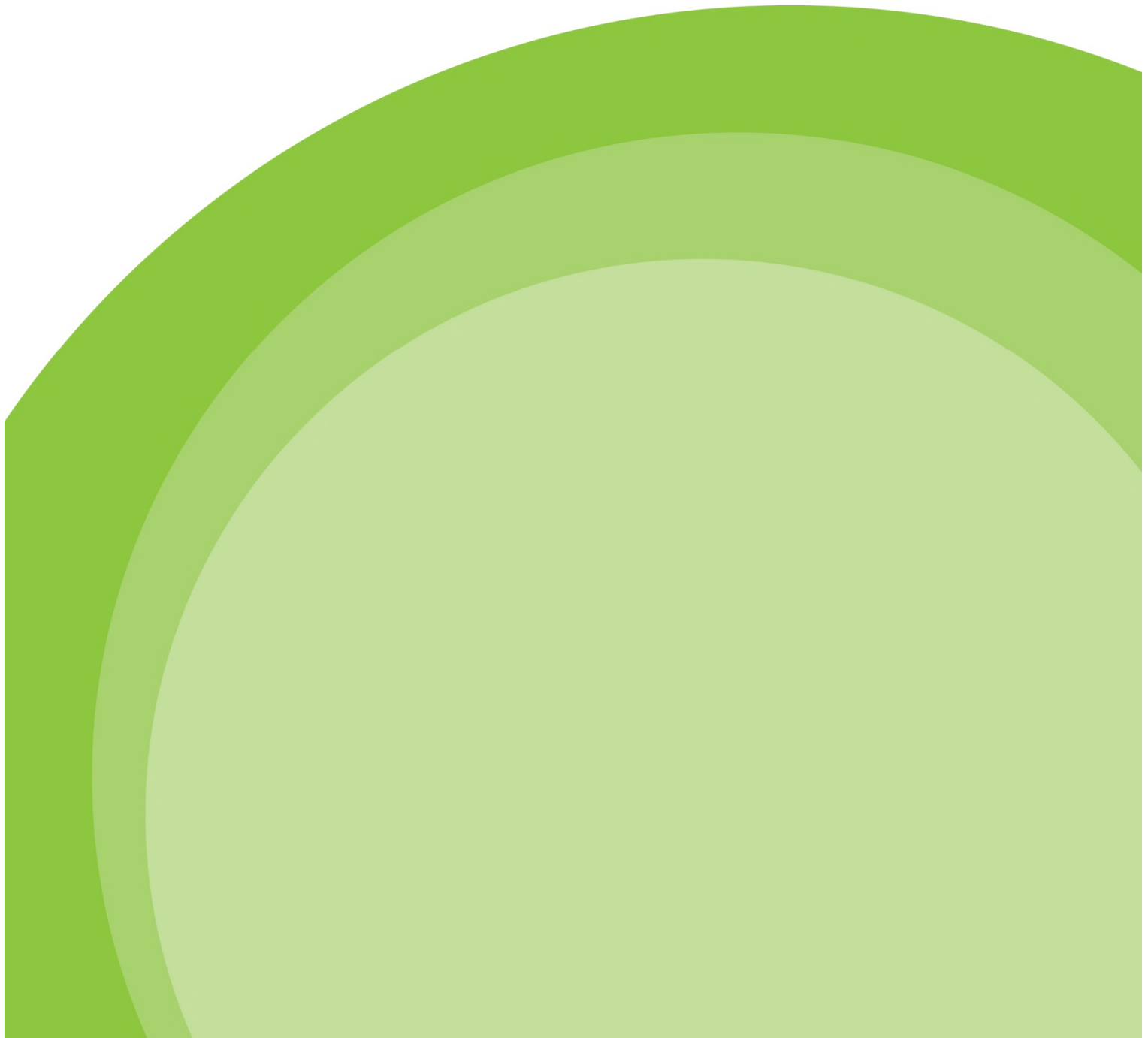


# Site Assessment Forms

Barton le Clay



## Contents

ALP044 .....	3
ALP082 .....	4
ALP252 .....	7
ALP406 .....	17
ALP418 .....	20
ALP454 .....	30
NLP114 .....	31
NLP123 .....	39
NLP158 .....	47
NLP382 .....	57
NLP396 .....	67
NLP400 .....	70
NLP472 .....	72
NLP484 .....	73

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

Site details	
Reference Number	<b>ALP044</b>
Site Name	O.S. 120 Sharpenhoe Road
Site Address	O.S. 120 Sharpenhoe Road, Barton le Clay, Bedford, MK45 4SE
Settlement	Barton le Clay
Size	Submitted Developable Area: 7.9ha Submitted Whole Site Area: 7.9ha Measured GIS Area: 8.2ha
Proposed Use	Not stated.
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>	Yes	Number of proposed dwellings as per proforma:
			Not stated
			Number of proposed dwellings as per CBC methodology:
			142

#### 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	
<b>3</b>	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)

<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	No designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% in AONB
Does the site continue to next stage?			No

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

## Site Assessment Framework for HOUSING<sup>2</sup>

Site details	
Reference Number	<b>ALP082</b>
Site Name	Top Orchard
Site Address	Land Adjacent to Yew Trees, 19 Bedford Road, Barton-le-Clay, MK45 4JX
Settlement	Barton le Clay
Size	Submitted Developable Area: 0.442ha Submitted Whole Site Area: 0.442ha Measured GIS Area: 0.45ha
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:  15-17  Number of proposed dwellings as per CBC methodology:  11
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	
<b>3</b>	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)			
<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	No designations found 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>2</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>3</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 site lies towards the south of Barton-le-Clay and can be seen as a logical extension to the settlement as it lies within the settlement itself, in-between residential development and the Bowles club. However the site is very narrow and access to develop would be constrained.
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	Does not cause 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>4</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>5</sup> ?	G	N/A
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	Vacant derelict orchard, part previous paddock (backland)
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development?	G	No issues

<sup>3</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>4</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>5</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.

	If Yes, then can these be issues be realistically overcome?		
<b>12</b>	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 apps
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?	Yes	100% within Greenbelt
<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.	No	<i>Site is not within one of these identified areas but it is immediately adjacent to an area that makes a relatively weak contribution</i>
<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.*	No	<ul style="list-style-type: none"> <li>• Barton le Clay has 2 schools, post office, library, convenience shop</li> <li>• Does not make a strong contribution to Luton HMA</li> <li>• Does have direct access to the A6.</li> </ul>
<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>6</sup>	No	Site is not supported by a Neighbourhood Plan
Does the site continue to next stage?			No

<sup>6</sup> 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 HOUSING<sup>7</sup>

Site details	
Reference Number	<b>ALP252</b>
Site Name	Land at Manor Road, Barton le Clay
Site Address	Manor Road, Barton le Clay, Bedfordshire, MK45 2NS
Settlement	Barton le Clay
Size	Submitted Developable Area: 0.53ha Submitted Whole Site Area: 0.53ha Measured GIS Area: 0.52ha
Proposed Use	Residential/car park for lower school
Any other information	Car Park can be submitted through application.

### 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:  16  Number of proposed dwellings as per CBC methodology:  13
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	
<b>3</b>	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)			
<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	No designations found 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>7</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>8</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 site exists on the eastern edge of Barton-le-Clay and can be seen as a logical extension for it is within the settlement envelope itself and does not extend away from the 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	Does not cause 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>9</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>10</sup> ?	G	N/A
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	Residential garden land.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing 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 issues
12	Does the site already have planning permission for	G	No planning apps

<sup>8</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>9</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>10</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.		
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?	Yes	Over 50% in greenbelt
<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	<i>Site lies within a parcel of land that provides a weak contribution to the Greenbelt</i>
<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	<ul style="list-style-type: none"> <li>• Barton le Clay has more than three of these services</li> <li>• Does not make a strong contribution to Luton HMA</li> <li>• Direct access to A6.</li> </ul>
<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>11</sup>	No	Site is not supported by a Neighbourhood Plan
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	R	Site is residential land mainly and
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<sup>11</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	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>		is 0-25% PDL
<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	Barton le Clay is allocated for a neighbourhood plan but have not submitted a draft
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 taken place
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	The site would not result in the loss of any 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>	G	No. Houses 2006: 2,029 No. Houses 2016: 2,100 % Growth: 3.5%
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	No. Houses 2016: 2,100 Outstanding Permissions: 10 % Growth: 0.48%
<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	A couple of dwellings exists along the frontage of the site looking onto the road.
<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 is within the settlement and would not impact on the built form nor affect any unique or distinctive characteristics of Barton.
<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>		Site is 100% Grade 3  The most recent data from Natural

	<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>	A	England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber
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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	Two primary schools are within the 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>	A	Does not have a middle school but other catchment school is available
<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	Has a secondary school within the 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	Has a key health facility and an opticians
<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	Has one convenience store within the settlement and a post office
<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>	R	Site is over 800m away from the nearest bus stop
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>Less than 800m (G)</li> </ul>	R	Site is over 1,200m away from the nearest train station

	<ul style="list-style-type: none"> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	G	Site is directly accessible from Manor Road
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	School places likely to be required across all phases, new lower and middle sites may be required, depending on the size of development
31	If not, has a commitment been made to address this?	A	Full financial contributions would be required.
<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?	A	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)	R/A/G	Awaiting Comments
<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	Over development of site; serious impact on woodland setting to site, assisting in mitigating existing development edge, forms part of key landscape interface with rural landscape to east forming part of setting to AONB.
37	<b>Heritage/ Archaeology</b>	A – A	Archaeology - This site lies within

	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	H - G	the historic core of the settlement of Barton-le-Clay (as recorded on the CBC Historic Environment Record) 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. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability. Heritage – No Concerns
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?	A	mature trees on site would need to be retained. Potential protected sp interest. Surveys required.
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?	A	Well wooded site with John Bunyan Way running along northern edge, and ditch running along eastern edge. Would need to demonstrate biodiversity net gain and complement RoW corridor – challenge to accommodate that number of homes given existing features and context of site.
<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
<b>Gypsy and Traveller Provision</b>			
Does the site continue to next stage?			Yes

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**There are concerns in relation to the scale of development that could be achieved within this relatively small by constrained site. Mature trees within the site would be required to be retained and landscaping would be required to compliment existing woodland and the wider setting of the AONB. However subject to appropriate details it is considered that such impacts would likely be limited due to the site not extending significantly into the open countryside and would be viewed against the existing settlement and buffered by existing mature and enhanced landscaping.**

## 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 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;</p>

			<p>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>
<b>Achievability</b>			
<b>44</b>	Are there any market factors which would affect deliverability?		<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</p>

			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.
<b>45</b>	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>		0-5 years
<b>46</b>	What is the indicative build out time of the site?		0-5 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



## Site Assessment Framework for HOUSING<sup>12</sup>

Site details	
Reference Number	<b>ALP406</b>
Site Name	Land to the East of Barton-le-Clay
Site Address	Not Provided
Settlement	Barton-le-Clay
Size	Submitted Developable Area: Not provided Submitted Whole Site Area: Not Provided Measured GIS Area: 125.1ha
Proposed Use	Not Provided
Any other information	Site is on the same land as NLP 158 and NLP 396.

### 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:  Not stated  Number of proposed dwellings as per CBC methodology:  2,251
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	
<b>3</b>	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)			
<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	No 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>12</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>13</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 considered to be of a sufficient scale to be a self-contained settlement. However, it is being promoted as a sustainable extension to Barton-le-Clay. There are no major physical constraints separating the site from Barton-le-Clay and the direction of growth does form a logical location for expansion.
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	Does not cause 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>14</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>15</sup> ?	G	N/A
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 Land
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R	There are no details of land ownership provided with the submission.

<sup>13</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>14</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>15</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 Council have received information suggesting that this site has been put forward without the agreement of the landowner and there is no land ownership agreement in place.
<b>11</b>	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	R	The Council understand that one of the landowners within this site does not support this submission/ proposal and it seems unlikely that this can be overcome.
<b>12</b>	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	The site does not have any planning consents for residential or mixed use development.
Does the site continue to next stage?			No

## Site Assessment Framework for HOUSING<sup>16</sup>

Site details	
Reference Number	<b>ALP418</b>
Site Name	Land North of Higham Road/East of Bedford Road, Barton-le-Clay
Site Address	Land North of Higham Road/east of Bedford Road, Barton-le-Clay
Settlement	Barton-le-Clay
Size	Submitted Developable Area: Not submitted Submitted Whole Site Area: 75ha Measured GIS Area: 73.39
Proposed Use	Residential, opportunities for other development; employment and education
Any other information	Masterplan indicates within the red line plan, a proposal for an AD plant next to the sewage works. Same site as NLP382, NLP388

### 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>	Yes	Number of proposed dwellings as per proforma:  In the region of 750  Number of proposed dwellings as per CBC methodology:  1,321
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	
<b>3</b>	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)			
<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	No 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>16</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>17</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 site extends away to the north east from Barton-le-Clay and is separated from the town by Higham Road, the site could be seen as acceptable if only a portion was considered along Higham Road.
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	Does not cause 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>18</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>19</sup> ?	G	N/A
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 used for Agricultural purposes.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Yes all landowners are 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 issues, client has an option to purchase the land for development

<sup>17</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>18</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>19</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.

<b>12</b>	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	Site does not already have 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 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?	Yes	100% within Greenbelt
<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.	No	
<b>15a</b>	<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"> <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	<ul style="list-style-type: none"> <li>• Barton le Clay has 2 lower schools, 1 secondary school, 1 community facility, 1 local store, 1 health centre and a post office</li> <li>• Does make a strong contribution (in the region of 750) to Luton HMA</li> <li>• Is immediately adjacent to the A6.</li> </ul>
<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>20</sup>	No	Does not have support from a Neighbourhood Plan at this time
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

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

16	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	100% Greenfield
<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	Barton le Clay is allocated for a neighbourhood plan but no plan has been submitted
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.	N/A	Not asked in 2014 CFS
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	Would not result in the loss of services or impact on sustainability.
<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>	G	No. Houses 2006: 2,029 No. Houses 2016: 2,100 % Growth: 3.50%
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	No. Houses 2016: 2,100 Outstanding Permissions: 10 % Growth: 0.48%
<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 however to the north the site is immediately adjacent to a STW
<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 is not very complimentary to the existing settlement pattern as the site extends northwards away from Barton le Clay by a significant distance with no development around it. Would not impact on the historic form of the settlement however the site would be clearly

			visible from the AONB
<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>	A	<p>90% Grade 3, 10% Grade 2</p> <p>The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber</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>	<p><b>Facilities and services</b></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>		
<b>25a</b>	<p>Does the settlement have a Primary/Lower school?</p> <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	has two primary schools in the settlement
<b>25b</b>	<p>Does the settlement have a Middle school (if applicable)?</p> <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	Does not have a middle school, other catchment is available
<b>25c</b>	<p>Does the settlement have a Secondary/ Upper school?</p> <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	Has one secondary school in the settlement
<b>25d</b>	<p>Does the settlement have a GPs surgery or medical centre?</p> <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	Has a medical centre/GPs surgery in the settlement
<b>26</b>	<p>What retail provision does the settlement offer?</p> <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	Has one small supermarket within the settlement
<b>27</b>	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> </ul>	R	Site is over 800 metres away from the nearest bus stop



	<ul style="list-style-type: none"> <li>OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>		
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	Site is over 1,200m away from the nearest bus stop
29	Is the site accessible from the existing road network?	G	Direct access onto the A6 to the West and Higham Road to the South
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	R	No capacity to manage a development of this size
31	If not, has a commitment been made to address this?	A	A development of this size would require new schools.
<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?	A	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>	R	Level 2 assessment 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	Road traffic noise
<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	Views from AONB and other elevated vantage points across vale. Flat open landscape character, containing Wrest Park, limited vegetation to screen or contain development.

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?	H – G A - R	Heritage: OK, no further comment Archaeology: Unsuitable for allocation. Site lies within the immediate setting of three Scheduled Monuments
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	Potential impact to farmland species, ecological enhancements identified.
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?	A	No parish GI plan. Flood risk along northern edge? RoW across site No loss of LS open 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 planning history
<b>Gypsy and Traveller Provision</b>			
Does the site continue to next stage?			Yes

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**The site is predominantly agricultural land. The site is within the setting of the Grade II Listed Building known as Westhey Manor and the Scheduled Ancient Monument known as Moated site at Faldo Farm. It is also considered that the site is within the wider landscape setting of the Chilterns AONB.**

Development of the site would cause less than substantial harm to the designated heritage asset known as Westhey Manor and the Scheduled Ancient Monument known as the Moated site at Faldo Farm, however subject to mitigation through appropriate separations, screening/soft landscaping and high quality design, it is considered that public benefit of providing a significant number of homes would outweigh such harm.

Notwithstanding the above, it is considered that development of the entire site would appear as an illogical extension to Barton-Le-Clay, projecting development into the open countryside away from the centre of the settlement appearing jarring and unbalanced. It is considered that development of the entire site as an extension to Barton-Le-Clay would cause harm to the Character and Appearance of the area which includes the pattern of development which is readily perceived up close and at a distance from elevated positions within the Landscape including from the Chilterns AONB. It is considered that such development would cause significant harm to the intrinsic character and beauty of the Countryside and the character and appearance of the area. It is considered on balance that such harm would not be outweighed by the benefits of development.

However it is considered that a logical and limited portion of the site upon the southern boundary could be considered further for development. This site on its own is not considered to be of a sufficient scale to be considered for a self contained development separated from Barton-Le-Clay.

For this site to be developed, exceptional circumstances would be required to be demonstrated to amend green belt boundaries to remove this area of land from the green belt.

## 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>	G	<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</p>

			value areas of the Authority.
<b>Achievability</b>			
<b>44</b>	Are there any market factors which would affect deliverability?		<p>No negative market factors present to affect deliverability. The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</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>	What is the indicative build out time of the site?		<p>Years 1-7 – 100 Year 8 – 50</p> <p>The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb</p>

			2017) indicates that after the site has received detailed planning permission four housebuilders would likely take one year to first completion and would build out the site at a rate of 200 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>21</sup>

Site details	
Reference Number	<b>ALP454</b>
Site Name	Devil's Pit 4x4 (Previously Barton Lime Works)
Site Address	Barton le Clay (Luton Road), on A6, MK45 4LG
Settlement	
Size	Submitted Developable Area: Not stated Submitted Whole Site Area: 11.8ha Measured GIS Area: 11.5ha
Proposed Use	Not stated
Any other information	Site owner wishes to sell the land to a developer. Previously submitted in 2014

### 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:  Not stated.
			Number of proposed dwellings as per CBC methodology:  207

#### 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	Approximately 50% of the site is a County Wildlife Site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% of the site is within the AONB
Does the site continue to next stage?			No

## Site Assessment Framework for HOUSING<sup>22</sup>

Site details	
Reference Number	NLP114
Site Name	53-57 Hexton Road, Barton le Clay
Site Address	53-57 Hexton Road, Barton le Clay, MK45 4JY
Settlement	Barton le Clay
Size	Submitted Developable Area: 0.6ha Submitted Whole Site Area: 0.6ha Measured GIS Area: 0.75ha
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:  10-12  Number of proposed dwellings as per CBC methodology:  12 dwellings when excluding the 2 existing dwellings upon the frontage of the site..
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	Not within AONB
Does the site continue to next stage?			Yes

<sup>22</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>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?	A	The site is within the south of Barton le Clay and can be seen as a logical extension to the settlement; physical barriers include two houses that would need to be demolished in order to attain access to the road.
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	Does not cause 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>24</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>25</sup> ?	G	No critical delivery, previous planning application included enhanced footpath provision
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	Housing, residential gardens
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	Intent on developing the site. However housing would need to be demolished to provide access
11	Are there any legal or ownership problems that could delay or prevent development?	G	No issues

<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.



	If Yes, then can these be issues be realistically overcome?		
<b>12</b>	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	A	The site had a planning application last year and this was refused on the grounds that the site would provide a negative impact on the character of the area, no exceptional circumstances existed to allow for the development within the greenbelt and it would represent backland development.
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?	Yes	100% Greenbelt
<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	<i>Site is within an area considered to provide a relatively weak contribution</i>
<b>15a</b>	<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"> <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>	No	<ul style="list-style-type: none"> <li>• Barton-le-Clay has more than three of these services</li> <li>• Does not make a strong contribution</li> <li>• Site has nearby access to A6</li> </ul>
<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>	No	Site is not supported by a Neighbourhood Plan

<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.

Does the site continue to next stage?	Yes
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## 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 front portion of the site is currently housing however the remainder is backland that does not constitute as PDL
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### Community

<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	Barton is designated for a neighbourhood plan but no draft has been submitted yet
<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.	Yes	Previous application on site was submitted to public 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)	Yes	Would not result in the loss of services, adjacent allotments should not be harmed.

### Cumulative Impact

<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>	G	No. Houses 2006: 2,029 No. Houses 2016: 2,100 % Growth: 3.5%
<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	No. Houses 2016: 2,100 Outstanding Permissions: 10 % Growth: 0.48%

### Physical Constraints

<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.	A	Two dwellings that exist along the frontage of the road.
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### 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?	R	The site would have an impact on the historic character of the area where it is within the conservation area and adjacent to approximately three listed buildings, the existing buildings within the site are in character with the surrounding dwellings and the removal of these would be a loss.
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#### Agricultural Land Quality

24	<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>	A	<p>Site is 100% Grade 3</p> <p>The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber</p>
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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><b>Facilities and services</b></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"> <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	Two primary schools are within the settlement
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <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	Does not have a middle school but other catchment school is available
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <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	Has a secondary school within the settlement
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <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	Has a key health facility and an opticians
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> <li>Town Centre/ Supermarket (G)</li> <li>Convenience Store / Post Office / Newsagent</li> </ul>	A	Has one convenience store within the settlement and a post office

	(A) • None (R)		
27	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G)	A	Site is 518m away from the nearest bus stop
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)	G	Site is over 1,200m away from the nearest train station
29	Is the site accessible from the existing road network?	G	Direct access onto Hexton Road.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	School places likely to be required across all phases, new lower and middle sites may be required, depending on the size of development
31	If not, has a commitment been made to address this?	A	Financial contributions would be required
<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?	A	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? • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R)	A	Provisionally no Level 2 assessment required, check OS mapping for minor watercourses
<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	Liaison with Environmental Health
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;	R/A/G	Liaison with Environmental Health

	noise and smell)		
<b>Environmental Constraints</b>			
<b>36</b>	<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	Serious impact on mature landscape buffer between and mitigating existing development. Site reinforces woodland setting of southern Barton-le-Clay within context of AONB.
<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 - A H - R	Archaeology - This site lies partially within the historic core of the settlement of Barton-le-Clay (as recorded on the CBC Historic Environment Record) and is known to contain archaeological remains found as a result of an archaeological evaluation undertaken in connection with CB/15/00093/FULL (Refused). Archaeological remains would 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 the intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability Heritage - impact on CA and setting of LBs due to open rural character
<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	Extensive tree cover on site and adj to allotments so potential reptile interest. Surveys required. Retain trees preferable.
<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	Well wooded within and around site, adjacent to existing allotments. Would need to demonstrate biodiversity net gain and complement RoW corridor – challenge to accommodate that number of homes given existing features and context of site.
<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?			No.

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

**Exceptional circumstances will be required to be demonstrated to alter Green Belt boundaries.**

**The site is located to north of Hexton Road, Barton and is within the Green Belt and the Barton Conservation Area. The site is considered to be within or located within the setting of the following designated heritage assets:**

- **Conservation Area;**
- **Elm Tree Cottage, Grade II Listed Building;**
- **Plum Tree Cottage, Grade II Listed Building;**
- **Walnut Tree Cottage, Grade II Listed Building;**
- **Church of St Nicholas, Grade I Listed Building; and**
- **8 and 10 Church Road, Grade II Listed Building.**

**It is considered that residential development of a scale between 10-12 homes within the site would likely cause less than substantial harm to these heritage assets, such harm requires clear and convincing justification and such harm should be outweighed by the public benefits of development. Development within the site would provide a limited number of homes to contribute towards meeting the Council's identified housing need, provide an element of affordable homes and would provide those homes in a accessible location, within walking distance of existing schools, other local infrastructure and services within Barton Le Clay. However when considering the scale of development in the context of in excess of 10 dwellings it is considered that development would likely cause significant harm to the open character and appearance of the surrounding area. In coming to this conclusion regard has been had to appeal decision APP/PO240/W/15/3133471 for seven dwellings within this site, which failed to preserve the open character and appearance of the conservation area, with a reduced scheme to that proposed. On this basis development of 10 or more dwellings would likely fail to preserve or enhance the character or appearance of the Conservation Area. It is considered that such less than substantial harm would not be outweighed by the limited benefits of development at that scale. For the reasons outlined it is considered that this site is not worthy of further consideration for development.**

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

Site details	
Reference Number	<b>NLP123</b>
Site Name	Land at Luton Road, Barton le Clay
Site Address	Luton Road, Barton le Clay, Bedfordshire, MK45
Settlement	Barton le Clay
Size	Submitted Developable Area: 5.77ha Submitted Whole Site Area: 7.12ha Measured GIS Area: 7.02ha
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>	Yes	Number of proposed dwellings as per proforma:  130
			Number of proposed dwellings as per CBC methodology:  103

#### 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	
<b>3</b>	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)

<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	No designations found 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 exists within a parcel of land situated in between the A6 and the B656, it is separated from the main area of Barton le Clay by a football ground to the north but is adjacent to a residential area to the east. This could be seen as a logical extension.
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	Does not cause 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> ?	A	Creation of a new priority junction off of Luton 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?	A	Sports pitches and agricultural land.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Owner is 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	A	Potential issues.

<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.



	overcome?		
<b>12</b>	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	Does not already have 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 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?	Yes	100% within Greenbelt
<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	<i>100% within an area that makes a relatively weak contribution</i>
<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	<ul style="list-style-type: none"> <li>• Barton le Clay has more than three of these key services</li> <li>• Does make a strong contribution to Luton HMA</li> <li>• Has direct access to the A6</li> </ul>
<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>	No	Site is not supported by a Neighbourhood Plan
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.

<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.

Previously Developed Land			
16	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	100% Sports pitches and agricultural land
Community			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Barton le Clay is allocated for a neighbourhood plan but have not submitted a draft
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	Community was not consulted
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)	Yes	Would result in the loss of public space in terms of football pitches
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"> <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>	G	No. Houses 2006: 2,029 No. Houses 2016: 2,100 % Growth: 3.5%
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	No. Houses 2016: 2,100 Outstanding Permissions: 10 % Growth: 0.48%
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.	G	There is one small structure on site but most of the site is flat open space.
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 can be seen as complimentary however the football ground does separate the site from dwellings to the north. Also it would have a negative impact on the character of the area, losing the use of the football pitches.

Agricultural Land Quality			
24	<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>	A	100% Grade 3

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

25	<p><b>Facilities and services</b></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"> <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	Has two primary schools
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <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	Does not have a middle school, other catchment is available
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <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	Has one secondary school within the settlement
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <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	Has a health facility
26	<p>What retail provision does the settlement offer?</p> <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	Has one convenience store/local store
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <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</li> </ul>	A	Site is 442 metres away from the nearest bus stop

	part of the development (G)		
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	The site is over 1,200 metres away from the nearest train station
29	Is the site accessible from the existing road network?	G	Has direct access from the B655
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Either school expansion or new school sites
31	If not, has a commitment been made to address this?	A	Financial contributions could 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?	A	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	Provisionally no level 2 assessment required, check OS mapping for minor watercourses.
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	G	No significant issues
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	Traffic noise/football club impacts
<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	needs to respect location within setting of AONB. Any development would need to be low density, small scale and within a wooded context.

<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?	H – G A - A	Heritage: Ok Archaeology: Site has multi-period archaeological potential however 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?	A	Replacement pitches should not be floodlit, opportunity for chalk grassland enhancement, retain hedgerows
<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?	R	No parish GI plan. Entirely within district GI network – aspirations for chalk grasslands recreation, wetland creation and improved access. No. of DWGS 130. No loss of LS Open space.
<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?

**Development within this site would have some impact on the landscape and ecology within the area; however such impacts could be mitigated. There are sources of noise pollution within proximity of the site including the A6 and the football ground which will require mitigation.**

**The site itself is situated on land used for minor football pitches and these would need to be relocated and replaced by equivalent or better provision in terms of quantity and quality in a suitable location. The submission form indicates that these pitches alongside the scout hut will be relocated to land immediately south of the site on land within the Council's ownership. Further assessment of the suitability of that land for sports facilities and whether the quantity and quality of the provision would be better than that of the existing facility, will need to be undertaken.**

**The site is located near to the centre of Barton le Clay and therefore has easy access to most of Barton le Clay's key infrastructure. After conducting a site visit it is considered that the site should be subject to further consideration for development subject to the re-provision of the sport facilities in accordance with that outlined above. It is considered that the site is well situated for residential development with an already established access, close proximity to the services and facilities of Barton, and the site benefits from existing mature vegetation that borders the 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	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>	A	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. However this site will be required to re-provide leisure facilities of a quantity and quality greater than that which would be replaced. As such further viability information will be required.
Achievability			
44	Are there any market factors which would affect deliverability?		Attempting to relocate football pitches and a scout hut to land immediately south of the site may take time.
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>		0-5 years
46	What is the indicative build out time of the site?		2018/19 – 30 2019/2020 – 50 2020/21 – 50
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	<b>NLP158</b>
Site Name	Land to the East of Barton-le-Clay
Site Address	Land at Barton-le-Clay
Settlement	Barton-le-Clay
Size	Submitted Developable Area: Not stated Submitted Whole Site Area: Not stated Measured GIS Area: 44.74ha
Proposed Use	Not stated however Concept Land Use Plan indicates residential and potential school expansion.
Any other information	This site is similar to ALP 406 and NLP 396, a letter received from the agent declares that these two sites were not submitted with the landowners consent yet forms for both submissions indicate they are the site owners.

### 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:  Not Stated  Number of proposed dwellings as per CBC methodology:  805 (based on GIS area)
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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	
<b>3</b>	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)

<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	No designations found on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site is not within an Area of Outstanding Natural Beauty
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?	G	The site is situated immediately adjacent along the eastern boundary of Barton-le-Clay. The site represents a logical extension.
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	Does not cause 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	No critical or abnormal infrastructure requirements.
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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 100% percent greenfield, agricultural land. This will not limit the potential of the development
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land owner does have an intention to develop 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 issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	Site does not already have 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?	Yes	100% within Greenbelt
<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	<i>The southern portion of the site is in an area that provides a relatively weak contribution</i>
<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	<ul style="list-style-type: none"> <li>• Barton le Clay has more than 3 of these services</li> <li>• Does make a strong contribution (approx. 805 depending on GIS area) to Luton HMA</li> <li>• Has easy access to the A6</li> </ul>
<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>	No	Site is not supported by a Neighbourhood Plan
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	100% 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>			
<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	Barton le Clay is allocated for a neighbourhood plan but have not submitted a draft
<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	
<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	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>	G	No. Houses 2006: 2,029 No. Houses 2016: 2,100 % Growth: 3.50%
<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	No. Houses 2016: 2,100 Outstanding Permissions: 10 % Growth: 0.48%
<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 although there are a number of hedgerows running across the site.
<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?	A	The site would be complimentary to the development pattern however it would have a negative impact on the natural form, resulting in the loss of green space.
<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% of more in Grade 3b, 4 or 5 (A)</li> </ul>	R	Approx. 40% Grade 3, 60% 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	Two Primary schools within the 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>	A	Does not have a middle school but other catchment school is available
<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	One secondary school within the 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	One key health facility and dentist/pharmacy/opticians
<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	Does not have a town centre or supermarket but has one convenience store and a post office
<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>	R	Site is over 800 metres away from the nearest bus stop
<b>28</b>	Distance to nearest train station:	R	Site is over 1,200 metres away

	<ul style="list-style-type: none"> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>		from the nearest train station
29	Is the site accessible from the existing road network?	G	The site can be accessed from Higham Road to the north and Hexton Road to the south.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	No existing school capacity, particular impact at lower school
31	If not, has a commitment been made to address this?	A	Either school expansion or 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?	A	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?	G	No significant issues
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting Comments
<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	Extension of development within context and setting of AONB, impacting on views. Open landscape character cannot screen or contain scale of development.
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	H – R A - A	Heritage: No – impact on open setting of historic core of village and CA Archaeology – Site has multi-period

	these assets?		archaeological potential however 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?	A	Large area of POS put forward relative to housing numbers. Must incorporate existing wildlife corridors.
<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	No loss of LS open space.  Leisure and GI - No parish GI plan. RoW across site. Partly within district GI network – aspirations for chalk grassland recreation, wetland creation and improved access.
<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
<b>Gypsy and Traveller Provision</b>			
Does the site continue to next stage?			Yes

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Development of the entire site would cause harm to the intrinsic character and beauty of the countryside which includes the setting of the AONB. Furthermore, it is considered that the development of the entire site would form an illogical extension to Barton that could easily be perceived from views within the AONB. It is considered that this harm would not be outweighed by the benefit of development. However, it is considered that a portion of the site to the north that would follow existing mature landscaping features would mitigate such impacts and provide benefits that would outweigh harm. For reasons outlined above it is considered that a portion of the site should be considered further.

Exceptional circumstances would be required to be demonstrated to amend Green Belt boundaries.

## 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?	A	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value

	<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>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 may be viable</p>
<b>Achievability</b>			
<b>44</b>	Are there any market factors which would affect deliverability?		No market factors that could affect deliverability.

			<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>		0-5 years
46	What is the indicative build out time of the site?		<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 four housebuilders would likely take one year to first</p>

			completion and would build out the site at a rate of 200 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>37</sup>

Site details	
Reference Number	<b>NLP382</b>
Site Name	NLP 382
Site Address	Barton le Clay Northern Expansion
Settlement	Land North of Barton le Clay Between A6 and Higham Road
Size	Barton le Clay
Proposed Use	Submitted Developable Area: 40ha (+29ha employment area) Submitted Whole Site Area: 70ha (+40ha employment area) Measured GIS Area: 69.4ha
Any other information	Mixed use: residential and commercial

### 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>	Yes	Number of proposed dwellings as per proforma:  1,200
			Number of proposed dwellings as per CBC methodology:  1,242

#### 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	
<b>3</b>	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)

<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	No 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?	A	The site extends away to the north east from Barton-le-Clay and is separated from the town by Higham Road, the site could be seen as acceptable if only a portion was considered along Higham Road. However the site would compliment NLP 385 to the north.
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	Does not cause 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	Upgrades to the A6, community facilities and new primary/lower school (2FE)
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 used for Agricultural purposes.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Yes all landowners are intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development?	G	No known issues, client has an option to purchase the land for

<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.

	If Yes, then can these be issues be realistically overcome?		development
<b>12</b>	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	Site does not already have 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 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?	Yes	100% within Greenbelt
<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.	No	
<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	<ul style="list-style-type: none"> <li>• 2 primary schools, 1 community facility, key health facility, post office</li> <li>• Makes a strong contribution to the Luton HMA (1,200)</li> <li>• Immediately adjacent to the A6.</li> </ul>
<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>	No	Site is not supported by a Neighbourhood Plan
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

<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.

Stage 2A will be looked at as a whole using planning balance.			
<b>Previously Developed Land</b>			
16	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	Site is 100% Greenfield, therefore is not PDL
<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	Barton le Clay is allocated for a neighbourhood plan but have not submitted a draft.
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 consultation was taken place
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	Would not result in the loss of services or have a negative impact on the sustainability of the area.
<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>	G	No. Houses 2006: 2,029 No. Houses 2016: 2,100 % Growth: 3.5%
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	No. Houses 2016: 2,100 Outstanding Permissions: 10 % Growth: 0.48%
<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 is a sewage treatment works immediately adjacent to the site but no other permanent features. Topography is relatively flat.
<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 is not very complimentary to the existing settlement pattern as the site extends northwards away from Barton le Clay by a significant distance with no development around it. Would not impact on the

			historic form of the settlement nor particularly harm the natural form as the AONB lies to the south of the settlement.
<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>	A	<p>90% of the site is grade 3, 10% Grade 2</p> <p>The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber</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>	<p><b>Facilities and services</b></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>		
<b>25a</b>	<p>Does the settlement have a Primary/Lower school?</p> <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	Two primary schools are within the settlement
<b>25b</b>	<p>Does the settlement have a Middle school (if applicable)?</p> <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	Does not have a middle school but other catchment school is available
<b>25c</b>	<p>Does the settlement have a Secondary/ Upper school?</p> <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	Has a secondary school within the settlement
<b>25d</b>	<p>Does the settlement have a GPs surgery or medical centre?</p> <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	Has a key health facility and an opticians
<b>26</b>	<p>What retail provision does the settlement offer?</p> <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	Has one convenience store within the settlement and a post office
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times):	R	The site is over 800 metres away from the nearest bus stop

	<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>		
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	The site is over 1,200 metres away from the nearest train station
29	Is the site accessible from the existing road network?	G	Immediately adjacent to the A6
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Either school expansion or new school sites.
31	If not, has a commitment been made to address this?	A	Financial contributions could be required
<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?	A	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>	R	Level 2 assessment required
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	A	Sewage Treatment works on site
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	Road traffic noise
<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	R	Views from AONB and other elevated vantage points across vale. Flat open landscape character, containing Wrest Park,

	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		limited vegetation to screen or contain development.
<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?	H – G A - R	Heritage: Ok Archaeology: Unsuitable for allocation. Site lies within the immediate setting of three Scheduled Monuments
<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	Potential impact to farmland species, ecological enhancements identified.
<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	No loss of LS open space.  GI: No parish GI plan. Flood risk along northern edge? RoW across site
<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
<b>Gypsy and Traveller Provision</b>			
Does the site continue to next stage?			Yes

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is predominantly agricultural land. The site is within the setting of the Grade II Listed Building known as Westhey Manor and the Scheduled Ancient Monument known as Moated site at Faldo Farm. It is also considered that the site is within the wider landscape setting of the Chilterns AONB.

Development of the site would cause less than substantial harm to the designated heritage asset known as Westhey Manor and the Scheduled Ancient Monument known as the Moated site at Faldo Farm, however subject to mitigation through appropriate separations, screening/soft landscaping and high quality design, it is considered that public benefit of providing a significant number of homes would outweigh such harm.

Notwithstanding the above, it is considered that development of the entire site would appear as an illogical extension to Barton-Le-Clay, projecting development into the open countryside away from the centre of the settlement appearing jarring and unbalanced. It is considered that development of the entire site as an extension to Barton-Le-Clay would cause harm to the Character and Appearance of Barton-Le-Clay which includes the pattern of development which is readily perceived up close and at a distance from elevated positions within the Landscape including from the Chilterns AONB. It is considered that such development would cause significant harm to the intrinsic character and beauty of the Countryside and the character and appearance of the area. It is considered on balance that such harm would not be outweighed by the benefits of development. However it is considered that a logical and limited portion of the site upon the southern boundary could be considered further for development.

This site on its own is not considered to be of a sufficient scale to be considered for a self contained development separated from Barton-Le-Clay.



**For this site to be developed, exceptional circumstances would be required to be demonstrated to amend green belt boundaries to remove this area of land from the green belt.**

### 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 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</p>



		<p>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

44	Are there any market factors which would affect deliverability?	<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;</p>
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			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>		5-10 years
46	What is the indicative build out time of the site?		10-15 years  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 four housebuilders would likely take one year to first completion and would build out the site at a rate of 200 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>NLP396</b>
Site Name	Land East of Barton-le-Clay
Site Address	Land between Higham Road and Hexton Road, east of Barton-le-Clay
Settlement	Barton-le-Clay
Size	Submitted Developable Area: 150 ha Submitted Whole Site Area: 200 ha Measured GIS Area: 201.87
Proposed Use	Mixed use development to provide a sustainable eastern extension of Barton-le-Clay
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:  2-3,000  Number of proposed dwellings as per CBC methodology:  3,633
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	
<b>3</b>	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)			
<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	No 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, however the site is within the setting of an 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 site is considered to be of a sufficient scale to be a self-contained settlement. However, it is being promoted as a sustainable extension to Barton-le-Clay. There are no major physical constraints separating the site from Barton-le-Clay and the direction of growth does form a logical location for expansion.
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	The development of this site in full would not cause a physical coalescence with Hexton or Higham Gobion, however there would be a significant erosion of the gap between Barton Le Clay and those 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	The scale of the site would enable the relevant community infrastructure to be provided as part of the development relevant to the level of housing. Access is proposed from Higham Road and it is unclear what level of upgrade might be required for this road as well as the A6.
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.

<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.

Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is almost entirely greenfield/agricultural land and this would therefore 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?	R	There are no details of land ownership provided with the submission. The Council have received information suggesting that this site has been put forward without the agreement of the landowner and there is no land ownership agreement in place.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	R	The Council understand that one of the landowners within this site does not support this submission/proposal and it seems unlikely that this can be overcome.
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	Details – The site does not have any planning consents for residential or mixed use development.
Does the site continue to next stage?			No

## Site Assessment Framework for HOUSING<sup>46</sup>

Site details	
Reference Number	<b>NLP400</b>
Site Name	Land North East of Barton-le-Clay
Site Address	Land North East of Barton-le-Clay North of Higham Road
Settlement	Barton-le-Clay
Size	Submitted Developable Area: 30ha Submitted Whole Site Area: 47ha Measured GIS Area: 46.8ha
Proposed Use	Mixed use: Residential, other development not stated
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:  750
			Number of proposed dwellings as per CBC methodology:  540
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 are found on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site is not within an Area of Outstanding Natural Beauty.
Does the site continue to next stage?			Yes

<sup>46</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>47</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?	R	The site is detached from the settlement of Barton-le-Clay and is set away to the north east, extending northwards. Higham Road runs along the southern boundary. Site does not represent a logical extension to Barton le Clay.
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	Does not cause coalescence
Does the site continue to next stage?			No

<sup>47</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>48</sup>

Site details	
Reference Number	<b>NLP472</b>
Site Name	O.S. 120
Site Address	Sharpenhoe Road, Barton le Clay
Settlement	Barton le Clay
Size	Submitted Developable Area: 7.97ha Submitted Whole Site Area: 7.97ha Measured GIS Area: 8.77
Proposed Use	Not stated
Any other information	Was submitted in 2014 as ALP 044

### 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:  Not stated  Number of proposed dwellings as per CBC methodology:  157
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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	
<b>3</b>	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)

<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	No designations found on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% within AONB
Does the site continue to next stage?			No

<sup>48</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.



## Site Assessment Framework for HOUSING<sup>49</sup>

Site details	
Reference Number	NLP484
Site Name	Willow End Cottage
Site Address	Faldo Road, Barton le Clay, MK45 4RF
Settlement	Barton le Clay
Size	Submitted Developable Area: 0.6ha Submitted Whole Site Area: 1.21ha Measured GIS Area: 1.05ha
Proposed Use	Residential care home
Any other information	Are not proposing individual dwellings for the elderly, a care home with individual rooms, this will need a planning application.

### 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 care home with 29 rooms  Number of proposed dwellings as per CBC methodology:  14
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 found 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>49</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>50</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?	R	The site is detached from the settlement of Barton le Clay and the A6 acts as a significant barrier between the site and the settlement. Site is not a logical extension.
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	Does not cause coalescence
Does the site continue to next stage?			No

<sup>50</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) )



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