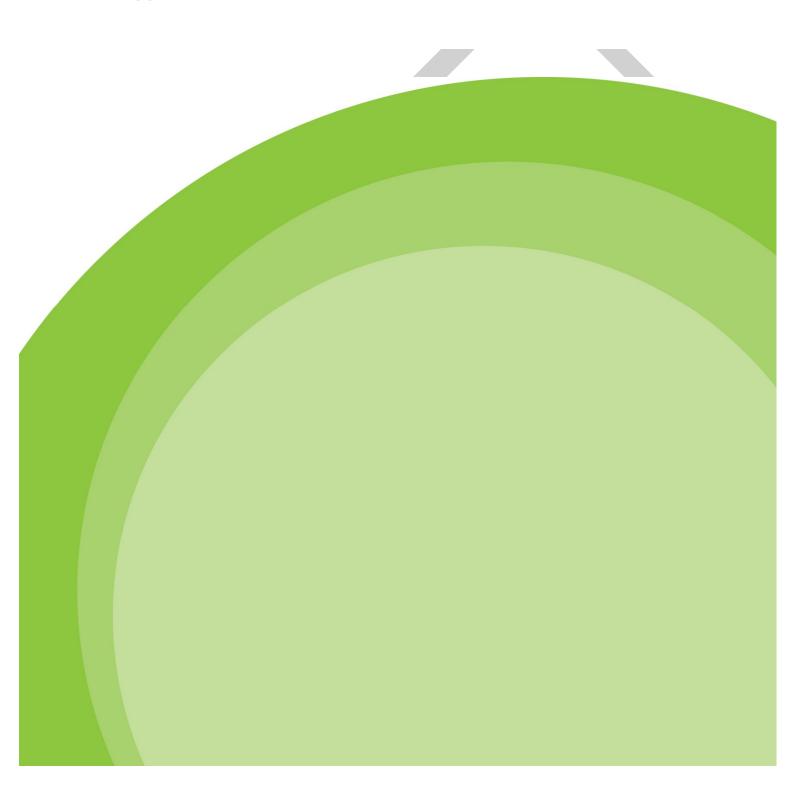
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Site Assessment Forms

Biggleswade



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Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP033
Site Name	Fairfield Farm
Site Address	Fairfield Farm,
	Off Fairfield Road
	Biggleswade
	Bedfordshire
Settlement	Biggleswade
Size	Submitted Developable Area:2.3ha
	Submitted Whole Site Area: 5.6ha
	Measured GIS Area: 5.6ha
Proposed Use	Residential
Any other	
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)
This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT			
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
Provi	sional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 69 Number of proposed dwellings as per CBC methodology: 100	
Flood	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood zone 2 or 3.	
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding	
	nally significant designations (All sites which reach S			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB	
Does	the site continue to next stage?		Yes	

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

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

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

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

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

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

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

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

• 76% - 100% (G)

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

	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	No Neighbourhood Plan
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation.
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
10	response.	No	Would not have a detrimental
19	Sustainability of Settlement Would this proposal impact on the sustainability of	INO	impact on the sustainability of
	the settlement through the loss of services and		Biggleswade.
	facilities (for example, employment, retail, public		Diggieswade.
	house etc)		
Cumu	Ilative Impact		
20	Considering housing completions over the past 10	R	There has been a 21.99% increase
	years, what has been the level of housing growth in		in new homes.
	the parish?		
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
21	census and completions data). What level of housing growth would there be if all the	A	There will be an additional
21	outstanding permissions (as of April 2016) were to	A	17%increase in new homes with
	be completed?		outstanding permissions.
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	cal Constraints		No aboring to the
22	Are there any physical constraints or permanent	G	No physical constraints.
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Relati	works, topography or wind turbines. ionship to Settlement		
23	Would development of the site be complementary to	G	The site would be complementary
	the existing settlement pattern, and would it have an		to the existing pattern in
	adverse impact on any historic, unique or distinctive		Biggleswade as it would not extend
	characteristics of the settlement's built or natural		development beyond the Rivel Ivel
	form?		in the north west
	ultural Land Quality	T -	
24	Would the development impact on high quality	Α	Grade 3
	agricultural land?		
	50% or more in non-agricultural land (G)		
	• 50% of more in Grade 3b, 4 or 5 (A)		
	 50% or more in Grade 1, 2 or 3a (R) 		

STAGE 2 ASSESSMENT

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

Stage	2B will be looked at as a whole using planning balance).	
Trans	sport and Access to Services		
25	Facilities and services Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the sit	te for housing. It links to the
25a	Does the settlement have a Primary/Lower school? • Yes, in the settlement (G)	G	Within settlement
	Yes, proposed as part of the development (G)No, but an adjoining settlement does (A)		
256	Not in the settlement or an adjoining settlement (R) Dood the settlement have a Middle school (if		Within authorout
25b	Does the settlement have a Middle school (if applicable)?	G	Within settlement
	 Yes, in the settlement (G) Yes, proposed as part of the development (G) 		
25c	 No, but an adjoining settlement does (A) Other catchment school available (A) 	G	Within settlement
250	Does the settlement have a Secondary/ Upper school?	G	within settlement
	 Yes, in the settlement (G) Yes, proposed as part of the development (G) 		
054	 No, but an adjoining settlement does (A) Other catchment school available (A) 	0	Within authorized
25d	Does the settlement have a GPs surgery or medical centre?	G	Within settlement
	 Yes, in the settlement (G) Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 		
26	What retail provision does the settlement offer? • Town Centre/ Supermarket (G)	G	Superstore
	 Convenience Store / Post Office / Newsagent (A) 		
27	None (R) Distance to bus stops with a frequent service (at	R	Over 800m
	least hourly at peak times): • Less than 400m (G)		
	 400m-800m (A) Over 800m (R) 		
	 OR submission form stated that improved public transport facilities could be provided as part of the development (G) 		
28	Distance to nearest train station: • Less than 800m (G)	R	Site over 1200m from railway station
	 800m-1200m (A) Over 1200m (R) 		
29	Is the site accessible from the existing road network?	R	Not a classified road
		1	

School	School Capacity			
30	Do the local schools have capacity at all tiers?	Α	No - School expansions planned in	
	,		Biggleswade.	
31	If not, has a commitment been made to address	Α	School expansions planned.	
	this?		Cumulative impact of further	
			development is likely to create a	
			need for additional expansion.	
Water	Utilities (Gas, Electricity and Broadband Infrastruc	ture will		
32	Is there the capacity to provide all required	Α	Water utilities companies have a	
	infrastructure for waste water and potable water?		statutory duty to supply water and	
			waste water infrastructure to new	
			development sites and a lack of	
			available capacity does not prevent	
			future development. Any	
			infrastructure upgrades required	
			will depend on the quantum and	
			location of growth falling within	
			each catchment area. Whilst the	
			Stage 1 Water Cycle Study (April	
			2017) identifies the current capacity	
			of existing water infrastructure, a	
			Stage 2 study will be prepared to test the cumulative effect of sites	
			that have been shortlisted for	
			allocation in the Local Plan and	
			identify the nature and timing of	
			any upgrades required.	
Drain	age and Flooding (All sites subject to Sequential Te	st)	any apgraded required.	
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required	
	site allocations, in regards to flood risk?			
	 No assessment required (G) 			
	Consider Further Assessment (A)			
	 Further Assessment Required (R) 			
Envir	onmental Health			
34	Contamination	R/A/G	Awaiting Comments	
	Are there any contamination constraints on site and			
	will there be any remediation required?			
35	Adjoining uses	Α	Wedding Venue / A1 Noise	
	Would any adjoining uses have the potential to			
	cause conflict with the proposed use? (for example;			
	noise and smell)			
36	onmental Constraints	D/A	Von limited come for the divisor of	
30	Landscape character What would the impacts of development be on the	R/A	Very limited scope for traditional development- some possibility of	
	What would the impacts of development be on the		specialist development of	
	landscape character or setting of the area or any designated landscapes? Would there be any direct		exceptional design.	
	or indirect harm to the Area of Outstanding Natural		exceptional design.	
	Beauty or the Nature Improvement Area?			
37	Heritage/ Archaeology	R	Site is unsuitable for allocation. It	
	What would the impacts of development be on any	• •	has archaeological potential and is	
	heritage assets and their setting?		located next to an area being	
	Are there any opportunities for enhancement of		considered for designation.	
	these assets?		Possible impact on setting of Farm	
			and Shortmead House	
38	Ecological Assets	Α	Adjacent to Biggleswade Common,	
	What would the impacts of development be on any		Traditional Orchard on site. Need	
	,			

	biological, geological or ecological assets and are		to work with existing habitats and	
	there any opportunities for their enhancement?		buffer CWS. Partly in floodplain	
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Identified aspiration to create GI here identified in Parish GI plan. Adjacent to Biggleswade Common, on route of Biggleswade Green Wheel, and in close proximity to various Rights of Way. Flood risk issues. No loss of open space.	
Minerals and Waste				
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	Site is within an MSA	
Planr	Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant planning history.	
Does	the site continue to next stage?		No	

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Although there are no major constraints to development on the site and Biggleswade is considered a sustainable settlement, on planning balance the site is not to be considered further.

- There are archaeological concerns with regards to development on the site given its location next to an area being considered for designation.
- The site is located within a Mineral Safeguarding Area.
- There are aspirations identified in the Biggleswade Green Infrastructure Plan for GI on this site due to its location adjacent to the Biggleswade Common.
- There are landscape concerns with traditional development on the site.

Site Assessment Framework for HOUSING⁶

Site details	
Reference Number	ALP182
Site Name	Land R/O Potton Road
Site Address	Land R/O Potton Road, Biggleswade
Settlement	Biggleswade
Size	Submitted Developable Area:6.29ha
	Submitted Whole Site Area: 10ha
	Measured GIS Area: 8ha
Proposed Use	Housing
Any other	See ALP221 & NLP415. Planning permission approved for 227 dwellings (16/04685)
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.

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 200 Number of proposed dwellings as per CBC methodology: 113
Floor	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		Yes

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

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

towno	towns or villages. For the purposes of this approximent, a self-contained site is defined as a site which will				
	towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ⁷ .				
	ionship to Settlement				
6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site forms a logical extension to the north of Biggleswade as it would extend Biggleswade northwards from the settlement boundary. There is an existing planning permission for residential development extending the settlement boundary northwards.		
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.	O	No coalescence		
Does	the site continue to next stage?		Yes		

_	STAGE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁸ .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	Α	Further information required		
	requirements that will enable delivery9?				
Does	the site continue to next stage?		Yes		

This sidevel	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.			
Avail	ability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Arable land	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owner intent on developing the site. Site promoted by developer	
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal or ownership problems.	
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	R	Planning application 16/04658 submitted 04/10/16. Approved for 227 dwellings.	

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

⁸ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

significant delays in the delivery of development.

⁹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?	No



Site Assessment Framework for HOUSING¹⁰

Site details	
Reference Number	ALP194
Site Name	Land North of Potton Road
Site Address	Land North of Potton Road
Settlement	Biggleswade
Size	Submitted Developable Area:27.76ha
	Submitted Whole Site Area:46.27ha
	Measured GIS Area:
Proposed Use	Residential
Any other	See NLP258. Portion of site has planning permission for 227 dwellings (16/04685)
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: unspecified Number of proposed dwellings as per CBC methodology: 449		
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood zone 2 or 3.		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding		
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB		
Does	Does the site continue to next stage?				

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

¹⁰ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will						
	provide 1,500 homes or more ¹¹ .					
Relati	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 forms a logical extension to the north of Biggleswade as it would extend Biggleswade northwards from the settlement boundary. There is an existing planning permission for residential development extending the settlement boundary northwards.			
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence			
Does	Does the site continue to next stage? Yes					

	STAGE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹² .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	Α	Further information required		
	requirements that will enable delivery ¹³ ?				
Does	the site continue to next stage?		Yes		

	STAGE 1D ASSESSMENT				
deve	This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.				
Avai	lability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Arable land		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	А	Further information required		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal or ownership problems.		
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	Portion of the site (ALP182/ALP221/NLP415) has planning application 16/04658 submitted 04/10/16. Approved for		

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

12 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.

13 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.

		227 dwellings.
Does the site continue to next stage?		Yes

STAGE 1E ASSESSMENT

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

Plan.	Plan.				
Greei	nbelt				
13	Is the site located within the Green Belt?	No	Not in green belt.		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.14	Yes	Details		
Does	the site continue to next stage?		Yes		

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

LICAL	eviously beveloped Land		
16	Is the site Previously Developed Land in accordance	R	Arable land
	with the NPPF definition?		

¹⁴ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

		I	
	• 76% - 100% (G)		
	• 26 - 75% (A)		
0	• 25% - 0% (Greenfield) (R)		
	nunity	NI-	No No ship o ship o ship o
17	Neighbourhood Planning (only applicable in	No	No Neighbourhood Plan
	designated areas)		
	Is the site identified as a housing allocation in an emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation.
10	Has any community consultation taken place?	INO	Planning application consultation.
	If yes, provide brief details on the form this		Trialling application consultation.
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Would not have a detrimental
	Would this proposal impact on the sustainability of		impact on the sustainability of
	the settlement through the loss of services and		Biggleswade.
	facilities (for example, employment, retail, public		
	house etc)		
	ulative Impact		
20	Considering housing completions over the past 10	R	There has been a 21.99% increase
	years, what has been the level of housing growth in		in new homes.
	the parish?		
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R) This is calculated by working out the total number of		
	This is calculated by working out the total number of completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	Α	There will be an additional
	outstanding permissions (as of April 2016) were to		17%increase in new homes with
	be completed?		outstanding permissions.
	 Less than 5% growth (G) 		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
Physi	data).		
22	Are there any physical constraints or permanent	G	No physical constraints.
	features that affect the site's developability?		The physical constraints.
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relati	ionship to Settlement		
23	Would development of the site be complementary to	Α	The site would not have an adverse
	the existing settlement pattern, and would it have an		impact on the settlement pattern.
	adverse impact on any historic, unique or distinctive		However, it does extend
	characteristics of the settlement's built or natural		northwards beyond the settlement
A	form?		boundary in the north.
	Ultural Land Quality	D	Crada 2
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
	 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 		
	▼ 30 /0 01 11101€ 111 Graue 30, 4 01 3 (A)	<u>I</u>	

• 50% or more in Grade 1, 2 or 3a (R)

STAGE 2 ASSESSMENT

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

	age 2B will be looked at as a whole using planning balance.						
	Fransport and Access to Services						
25							
	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	1 -					
25a	Does the settlement have a Primary/Lower school?	G	Within settlement				
	Yes, in the settlement (G)						
	Yes, proposed as part of the development (G)						
	No, but an adjoining settlement does (A)						
	 Not in the settlement or an adjoining settlement (R) 						
25b	Does the settlement have a Middle school (if	G	Within settlement				
230	applicable)?	G	Within Settlement				
	Yes, in the settlement (G)						
	 Yes, proposed as part of the development (G) 						
	 No, but an adjoining settlement does (A) 						
	Other catchment school available (A)						
25c	Does the settlement have a Secondary/ Upper	G	Within settlement				
	school?						
	 Yes, in the settlement (G) 						
	 Yes, proposed as part of the development (G) 						
	 No, but an adjoining settlement does (A) 						
	 Other catchment school available (A) 						
25d	Does the settlement have a GPs surgery or medical	G	Within settlement				
	centre?						
	Yes, in the settlement (G) Yes proposed a contact the development (C)						
	 Yes, proposed as part of the development (G) 						
	No, but an adjoining settlement does (A) Not in the cottlement or an adjoining.						
	 Not in the settlement or an adjoining settlement (R) 						
26	What retail provision does the settlement offer?	G	Superstore				
	Town Centre/ Supermarket (G)						
	Convenience Store / Post Office / Newsagent						
	(A)						
	None (R)						
27	Distance to bus stops with a frequent service (at	R	Over 800m				
	least hourly at peak times):						
	• Less than 400m (G)						
	• 400m-800m (A)						
	• Over 800m (R)						
	OR submission form stated that improved Applied to a state of the state of th						
	public transport facilities could be provided as						
28	part of the development (G) Distance to nearest train station:	R	Site over 1200m from railway				
20	Less than 800m (G)	'\	station				
	• 800m-1200m (A)		Ciation				
	• Over 1200m (R)						
	3751 125511 (17)						

29	Is the site accessible from the existing road network?	G	Yes Potton Road				
	School Capacity						
30	Do the local schools have capacity at all tiers?	R	No – likely need to create need for additional places				
31	If not, has a commitment been made to address this?	R	Dependent on expansion of existing schools or new school sites.				
Water	Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)						
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	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.				
Drain	age and Flooding (All sites subject to Sequential Te	st)					
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health	Ğ	Site is at limited risk of surface water flooding, assessment is unlikely to be required				
		Λ	Awaiting Comments				
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	А	Awaiting Comments				
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	А	Sewage Works / Railway / Commercial Impacts				
	onmental Constraints	I =					
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Site is within important Ivel Gap vale forming foreground to Greensand Ridge providing spatial separation of urban area to distinctive countryside.				
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site contains below ground archaeological remains; however, archaeological potential would not prevent allocation providing appropriate mitigation is undertaken.				
38	Ecological Assets What would the impacts of development be on any	R	Extensive , badgers are known in the area. Additional people				

	biological, geological or ecological assets and are there any opportunities for their enhancement?		pressure will be detrimental to Biggleswade Common Too large
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	Limited GI aspirations in parish plan. There is an aspiration to create allotments to the east of the site off Potton Road. A view north is identified in the PGIP, and the Biggleswade Green Wheel passes through the site, and passes this viewpoint. If the site were to create a green corridor for the BGW, and lose the top field of the middle section, retaining the existing view, the site could be designed to deliver GI benefits. The NE parcel of the development would need to create a buffer to Biggleswade Common No loss of leisure space.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Site is within an MSA
	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Portion of site has planning permission granted for 227 dwellings. 16/04658
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

It is considered that part of this site is to be considered for further assessment for development to the north of Biggleswade.

- The site is well related to Biggleswade, which is a larger settlement with a railway station and a number of local facilities and services.
- In terms of education provision, the site will be required to facilitate the need for additional spaces due to the need for additional school places.
- The site offers opportunities for enhanced green infrastructure provision and planting to the north of the site would provide screening from the development.
- Due to the size of the site extending northwards, there are both landscape and ecological concerns in terms of impacts as the site would extend into the foreground of the Greensand Ridge.
- There is planning permission for 227 dwellings on the site (16/04658)

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	Α	The Council's Residential	

consultants, is the probability of the site being viable high, medium or low?

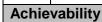
- High (G) Benchmark land value comfortably exceeded by likely residual value
- Low (A) Marginal viability, with likely residual land value close to benchmark land value
- Very Low (R) Likely residual value well below benchmark land value

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

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

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

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



44	Are there any market factors which would affect deliverability?	No. It is not clear whether the land owners are intent on developing the site. The site is promoted by a developer. The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower
45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	value areas of the Authority. 0 to 5 years
46	What is the indicative build out time of the site?	Due to the size of the site it is considered that this site will take over 5 years to be developed. The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb

	2017) indicates that after the site has received detailed planning permission two housebuilders would likely take one year to first completion and would build out the site at a rate of 100 dwellings per annum there after.
Does the site pass this stage?	Yes

SUMMARY

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

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

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



Site Assessment Framework for HOUSING¹⁵

Site details	
Reference Number	ALP204
Site Name	Land east of Saxon Drive, Biggleswade
Site Address	Saxon Drive, Biggleswade, Bedfordshire SG18
Settlement	Biggleswade
Size	Submitted Developable Area: 5.61 Submitted Whole Site Area: 7.23ha Measured GIS Area: 9.3ha
Proposed Use	Housing
Any other information	See NLP407

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.

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or cont	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 165 Number of proposed dwellings as per CBC methodology: 131
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations 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

STAGE 1B ASSESSMENT

¹⁵ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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 16 **Relationship to Settlement** For sites that are not of a sufficient scale to be self-G The site is located to the east of contained, is the site a logical extension to the Biggleswade close to the town settlement or are there any major physical centre and other facilities and constraints(for example A roads, rivers or railways) services. that separate it from the main settlement? 7 Does the site cause coalescence between an G No coalescence 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

STAG	GE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹⁷ .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	Α	Further information required		
	requirements that will enable delivery ¹⁸ ?				
Does	the site continue to next stage?		Yes		

Yes

individual context of the site.

Does the site continue to next stage?

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Agricultural Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Land owners intent on developing who has expressed an intention to develop the site? the site. 11 Are there any legal or ownership problems that could Part of the land is let on a tenancy. Α delay or prevent development? Recovery of the land will be If Yes, then can these be issues be realistically factored in to the programme for overcome? development. 12 Does the site already have planning permission for Α Planning application has been the proposed use? If yes, then score as Red received regarding the site. because it's not eligible for allocation. (CB/17/01277/OUT) Does the site continue to next stage? Yes

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)

¹⁷ 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.

¹⁸ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

STAGE 1E ASSESSMENT

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

Green	Greenbelt				
13	Is the site located within the Green Belt?	No	Not in green belt.		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁹	Yes	Details		
Does	the site continue to next stage?		Yes		

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previ	Previously Developed Land				
16	Is the site Previously Developed Land in accordance	R	Greenfield		
	with the NPPF definition?				
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	• 25% - 0% (Greenfield) (R)				

¹⁹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	No Neighbourhood Plan
	designated areas)		and the grade and the same
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation.
	Has any community consultation taken place?		Planning application consultation.
	If yes, provide brief details on the form this		i iaiiiiig application concattationi
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Would not have a detrimental
.0	Would this proposal impact on the sustainability of	110	impact on the sustainability of
	the settlement through the loss of services and		Biggleswade.
	facilities (for example, employment, retail, public		Diggieswade.
	house etc)		
Cumi	Ilative Impact		
20	Considering housing completions over the past 10	Ŕ	There has been a 21.99% increase
20	years, what has been the level of housing growth in		in new homes.
	the parish?		in new nomes.
	•		
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		Y
	More than 20% growth (R) This is a standard to the stand		
	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		
0.4	census and completions data).	•	71 111 1120 1
21	What level of housing growth would there be if all the	Α	There will be an additional
	outstanding permissions (as of April 2016) were to		17%increase in new homes with
	be completed?		outstanding permissions.
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	cal Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints.
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	onship to Settlement		
23	Would development of the site be complementary to	G	The site would be complementary
	the existing settlement pattern, and would it have an		to the existing pattern in
	adverse impact on any historic, unique or distinctive		Biggleswade.
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
1	50% or more in non-agricultural land (G)		
	 50% of more in Grade 3b, 4 or 5 (A) 		
	• 50% or more in Grade 1, 2 or 3a (R)		
L	50 /0 51 111015 III Olddo 1, 2 01 0d (11)	l	<u> </u>

STAGE 2 ASSESSMENT

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

Stage	Stage 2B will be looked at as a whole using planning balance.				
	sport and Access to Services				
25	Facilities and services				
	Question 26 considers the suitability and sustainability of the site for housing. It links to the				
	Council's Settlement Hierarchy Audit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Within settlement		
	Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	Not in the settlement or an adjoining				
051	settlement (R)		MCdring and an and		
25b	Does the settlement have a Middle school (if	G	Within settlement		
	applicable)?				
	Yes, in the settlement (G) Yes, prepared as part of the development (C)				
	Yes, proposed as part of the development (G) No hit on adjaining authorized data (A)				
	No, but an adjoining settlement does (A) Other actobroat asked available (A)				
25c	Other catchment school available (A) Does the settlement have a Secondary/ Upper	G	Within settlement		
230	school?	G	Within Settlement		
	Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	Other catchment school available (A)				
25d	Does the settlement have a GPs surgery or medical	G	Within settlement		
204	centre?		VVIII III GOLIGINION		
	Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
	settlement (R)				
26	What retail provision does the settlement offer?	G	Superstore		
	 Town Centre/ Supermarket (G) 				
	 Convenience Store / Post Office / Newsagent 				
	(A)				
	None (R)	_			
27	Distance to bus stops with a frequent service (at	G	214m		
	least hourly at peak times):				
	• Less than 400m (G)				
	• 400m-800m (A)				
	Over 800m (R)OR submission form stated that improved				
	 OR submission form stated that improved public transport facilities could be provided as 				
	part of the development (G)				
28	Distance to nearest train station:	R	Site over 1200m from railway		
	Less than 800m (G)	``	station		
	• 800m-1200m (A)				
	• Over 1200m (R)				
29	Is the site accessible from the existing road network?	G	Off Saxon Drive		
	ol Capacity				
30	Do the local schools have capacity at all tiers?	А	No - School expansions planned in		

			Biggleswade.
31	If not, has a commitment been made to address	Α	School expansions planned.
0.	this?	' \	Cumulative impact of further
	uno.		development is likely to create a
			need for additional expansion.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	tura will	
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
32	infrastructure for waste water and potable water?	IVAG	statutory duty to supply water and
	Initiastructure for waste water and potable water:		waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	ct)	arry upgrades required.
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
33	site allocations, in regards to flood risk?	1	Level 2 assessment required
	No assessment required (G)		
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting Comments
34	Are there any contamination constraints on site and	IVAG	Awaiting Comments
	will there be any remediation required?		
35	Adjoining uses	Α	Traffic Noise / Industrial Noise
33	Would any adjoining uses have the potential to	A	Traine Noise / industrial Noise
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Fnyir	onmental Constraints		
36	Landscape character	Α	Site of Linear Wood Development
30	What would the impacts of development be on the		would need to retain / enhance /
	landscape character or setting of the area or any		buffer to be acceptable.
	designated landscapes? Would there be any direct		buner to be acceptable.
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	R	As you are aware from our
	What would the impacts of development be on any		comments on this site during the
	heritage assets and their setting?		call for sites consultation process it
	Are there any opportunities for enhancement of		is firmly within the setting of the
	these assets?		Stratton Park Moat Scheduled
	111000 000010.		Monument. Development of the site
			would, in our opinion, result in
			substantial harm to the significance
			of the designated heritage asset.
1	1	1	or the designated heritage asset.
			The Archaeology Team has
			The Archaeology Team has consistently objected to the

38	Ecological Assets	A	allocation other of sites within the setting of Stratton Park Moat over a number of years, most recently with respect to the proposed travelling show people's site at Kennel Farm in the Gypsy and Travellers Local Plan. We cannot, therefore, change our comments on the allocation of the site and its inclusion in the "red" category on archaeological grounds. However, it would be possible to add a caveat to the effect that should development proposals come forward for Saxon Drive any planning application would need to conform to the requirements of paragraphs 132-134 of the National Planning Policy Framework which deal with the impact of developments on designated heritage assets. There would need to be a clear and convincing justification as to why development within the setting of the Scheduled Monument was acceptable, demonstrating a substantial public benefit which outweighed the loss of significance of the designated heritage asset. The strongest public benefit argument in this case is housing need and maintaining a deliverable five year land supply. This is more acceptable than NLP
	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		407 as it's 167 units as opposed to 220 and retains more open space. This forms part of the Biggleswade Green Wheel and is a strong ecological corridor on the east of Biggleswade, as such there are elements of biodiversity which would be sensitive to development. Amphibians are frequent as are reptiles and the Biggleswade Allotment Meadow CWS sits to the north.
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/G	Identified as part of GI network in Mid Beds GI plan, and aspiration to create accessible GI, extending the existing linear woodlands westwards in the PGIP. The site is on the route of the Biggleswade Green Wheel. Parts of allotments at Kennel Farm Road and Linear Wood South. If the development is able to retain existing linear woodlands, include

			an attractive edge to the development to buffer the woodland, Green Wheel and waterside edge, include a new outer route for the Green Wheel within land in the applicant's ownership and enhance GI through designating the monument and adjacent field as GI, the site has the potential to deliver a net benefit
40	rals and Waste	G	No issues
40	What would the impacts of development be on safeguarded minerals and waste sites, including	G	NU ISSUES
	mineral safeguarding sites?		
Plann	ning History		
41	What is the sites planning history? (For example		Planning permission currently
	planning applications and submissions to previous		being determined.
	Allocations Plans)		
Does	the site continue to next stage?		no

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site will not have an adverse impact on the settlement pattern of Biggleswade and it is located in Biggleswade in close proximity to local services and facilities. The site is to be considered further as there is potential for ecological and GI enhancements on the site. However, landscape impacts need to be mitigated against. There are also archaeological concerns regarding development of the site, which will need to be investigated further.

STAGE 3: ACHIEVABILITY

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

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

Viabil	Viability				
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable		
Achie	evability				
44	Are there any market factors which would affect deliverability?		There are tenants on the employment site. These would require relocation when their leases end. The site is not under option from a developer. The Council's Residential Development Viability Report (Feb 2017) is based upon residential		

	2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower
45 When can the scheme realistically commence	value areas of the Authority. 0 to 5 years
delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years	
Outside Plan Period What is the indicative build out time of the site? Does the site pass this stage?	The applicant states that the site could be delivered within 5 years of commencement. The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after. 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 HOUSING²⁰

Site details	
Reference Number	ALP221
Site Name	Barn at Rowletts View, Biggleswade
Site Address	Barn at Rowletts View, Biggleswade, SG18 0FD
Settlement	Biggleswade
Size	Submitted Developable Area:8ha
	Submitted Whole Site Area: 8ha
	Measured GIS Area: 8ha
Proposed Use	Housing
Any other	See ALP182 & NLP415 Planning permission granted for 227 dwellings (16/04658)
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.

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 240 Number of proposed dwellings as per CBC methodology: 144
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations 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

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

²⁰ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ²¹ .			
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 forms a logical extension to the north of Biggleswade as it would extend Biggleswade northwards from the settlement boundary. There is an existing planning permission for residential development extending the settlement boundary northwards.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence
Does	the site continue to next stage?		Yes

	STAGE 1C ASSESSMENT						
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ²² .						
Critical Infrastructure							
8	Can the site meet the critical infrastructure	Α	Further information required				
	requirements that will enable delivery ²³ ?						
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	Arable land			
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owner intent on developing the site. Site promoted by developer			
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal or ownership problems.			
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	R	Planning application 16/04658 submitted 04/10/16. Approved for 227 dwellings.			

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

led garden villages towns and cities.pdf)

22 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.

23 This is an assessment based on the information known at this stage. A full passessment of infrastructure.

²³ 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.



Site Assessment Framework for HOUSING²⁴

Site details					
Reference Number	ALP244				
Site Name	Name Land around Home Farm				
Site Address	Land around Home Farm, Dunton Lane, Biggleswade				
Settlement	Biggleswade				
Size	Submitted Developable Area: 2.86ha Submitted Whole Site Area: 2.86ha				
Proposed Use	Measured GIS Area: 2.86ha Residential				
Any other information	See NLP271				

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	GE 1A ASSESSMENT						
This stage of the assessment rules out sites that are too small or conflict with national policy designations.							
	sional Site Capacity						
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 40 Number of proposed dwellings as per CBC methodology: 51				
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)							
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not in flood zone 2 or 3				
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk of surface water flooding				
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No AONB				
Does	Does the site continue to next stage?		Yes				

²⁴ 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 more²⁵.

Relationship to Settlement

1 101010	Troising to Cottlement				
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	Site extends from Biggleswade to the east. Part of the site falls within the settlement envelope and it is considered that the site could form an extension to Biggleswade.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence		
Does	the site continue to next stage?		Yes		

STAG	GE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs ²⁶ .
Critic	al Infrastructure	
8	Can the site meet the critical infrastructure G	No critical infrastructure required.
	requirements that will enable delivery ²⁷ ?	
Does	the site continue to next stage?	Yes

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

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)

²⁶ 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.

²⁷ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Plan.	Plan.				
Green	nbelt				
13	Is the site located within the Green Belt?	No	Site not located in the green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	N/A		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	N/A		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ²⁸	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

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

A Part of the site is PDL

²⁸ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	- 760/ 1000/ (C)		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
Commi	• 25% - 0% (Greenfield) (R)		
	nunity	No	No ND designation in Diggleswade
17	Neighbourhood Planning (only applicable in designated areas)	No	No NP designation in Biggleswade
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation.
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.	Vas	Detential less of some ampleument
19	Sustainability of Settlement	Yes	Potential loss of some employment land
	Would this proposal impact on the sustainability of the settlement through the loss of services and		land
	facilities (for example, employment, retail, public		
	house etc)		
Cumi	ılative Impact		
20	Considering housing completions over the past 10	R	There has been a 21.99% increase
	years, what has been the level of housing growth in		in new homes.
	the parish?		
	 Less than 5% growth (G) 		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using census and completions data).		
21	What level of housing growth would there be if all the	Α	There is outstanding planning
21	outstanding permissions (as of April 2016) were to	^	permission for an additional
	be completed?		17.01% increase,
	Less than 5% growth (G)		,
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
Dlaves	data).		
Physi 22	Cal Constraints	G	No known physical constraints
	Are there any physical constraints or permanent features that affect the site's developability?	G	No known physical constraints.
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relati	ionship to Settlement		
23	Would development of the site be complementary to	G	Would form a natural extension to
	the existing settlement pattern, and would it have an		Biggleswade
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
	ultural Land Quality	Б	
24	Would the development impact on high quality	R	Grade 2
	agricultural land?50% or more in non-agricultural land (G)		
	· •	Ì	İ

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

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for

	question does not mean that the site will be automatically excluded at this stage as the ratings across			
	e 2B will be looked at as a whole using planning balance sport and Access to Services) .		
25	Facilities and services			
	Question 26 considers the suitability and sustainability of the site for housing. It links to the			
	Council's Settlement Hierarchy Audit.			
	Issues relating to capacity are assessed separately		Va ut	
25a	Does the settlement have a Primary/Lower school?	G	Settlement of Biggleswade does	
	Yes, in the settlement (G) Yes, prepared as part of the development (C)		contain a primary school	
	Yes, proposed as part of the development (G) No, but an adjaining acttlement date (A)			
	No, but an adjoining settlement does (A)Not in the settlement or an adjoining			
	settlement (R)			
25b	Does the settlement have a Middle school (if	G	Settlement does contain a middle	
	applicable)?		school	
	Yes, in the settlement (G)			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Other catchment school available (A)			
25c	Does the settlement have a Secondary/ Upper	G	Settlement does contain a	
	school?		secondary/upper school	
	Yes, in the settlement (G)			
	Yes, proposed as part of the development (G) No, but an adjaining acttlement date (A)			
	 No, but an adjoining settlement does (A) Other catchment school available (A) 			
25d	Does the settlement have a GPs surgery or medical	G	Settlement does contain a GP's	
	centre?		surgery	
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Not in the settlement or an adjoining			
	settlement (R)		T1 (1) 11 11	
26	What retail provision does the settlement offer?	G	The settlement has its own town	
	Town Centre/ Supermarket (G) Convenience Store / Rost Office / Newsgrout		centre and supermarket provision	
	 Convenience Store / Post Office / Newsagent (A) 			
	• None (R)			
27	Distance to bus stops with a frequent service (at	G	Site is 217m away from the nearest	
	least hourly at peak times):		bus stop	
	Less than 400m (G)		·	
	• 400m-800m (A)			
	 Over 800m (R) 			
	 OR submission form stated that improved 			
	public transport facilities could be provided as			
00	part of the development (G)	Б	Displaced a statica is seen 4.0.	
28	Distance to nearest train station:	R	Biggleswade station is over 1.2 km	
	Less than 800m (G)		away from the site	

	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Access appears possible from existing network
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	Expansion of lower, middle and
	Do the local concess have capacity at all tiere.	,	upper capacity is planned. The cumulative impact of further development is likely to create a need for additional expansion, or the provision of new school sites.
31	If not, has a commitment been made to address this?	Α	Financial Contributions would be requested
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
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.
Drain	age and Flooding (All sites subject to Sequential Te	est)	and the grant of the same of t
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
	onmental Health	1 =	
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting Comments
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Need to strengthen landscape eg with specimen trees, hedging to create the green gateway to the Saxon development originally planned.
37	Heritage/ Archaeology	R	Arch - Unsuitable for allocation.
<u> </u>		1	CCGold for Gilloudioni

	What would the impacts of development be on any		The site lies in close proximity to
	heritage assets and their setting?		nationally protected Scheduled
	Are there any opportunities for enhancement of		Monument.
	these assets?		Heritage – SAM next to site
38	Ecological Assets	Α	Layout indicates loss of existing
	What would the impacts of development be on any		trees, more should be done to
	biological, geological or ecological assets and are		retain existing habitats.
	there any opportunities for their enhancement?		-
39	Open space/leisure and GI assets	G	Would need to link to adjacent
	Are there any potential conflicts with open space,		open space sites, and include
	leisure designations or Rights of Way? Is there		woodland buffer for woodland to
	capacity to provide the required levels of open space		east.
	and green infrastructure?		
Mine	rals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Planr	ning History		
41	What is the sites planning history? (For example		No planning history
	planning applications and submissions to previous		
	Allocations Plans)		
Gyps	y and Traveller Provision		
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site lies astride the existing settlement envelope and Employment Land now extends to the East. Locationally the site is appropriate for development. Some consideration needs to be made with regard to the Stratton Manor moated enclosure and associated Manorial Earthworks SAM that lies on the opposite side of the road to the north east of the site. The SAM appears to be screened by existing roadside trees and hedges on either side of the road and provisionally it is considered that development of ALP474 could not be considered to adversely impact on the SAM on the other side of the road. If there are further concerns at this stage the promoter could be asked to provide a Heritage Asset Impact Assessment.

It is considered that the site should be taken forward for further consideration but if taken forward with ALP244 (by joint promotion as the larger site NLP271) due to its location, proximity to adjoining uses and what appears to be opportunity for good access. It seemingly may be appropriate for some form of mixed use allocation and not just a straightforward residential or industrial allocation (subject to viability considerations).

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.

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

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

	site at a rate of 40 dwellings per annum there after.
Does the site pass this stage?	Yes

SUMMARY

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

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

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



Draft Site Assessment Framework for HOUSING²⁹

Site details	
Reference Number	ALP382
Site Name	Land south west of Albone Way
Site Address	Land south west of Albone Way, Langford Road
Settlement	Biggleswade
Size	Submitted Developable Area: 1ha
	Submitted Whole Site Area: 4ha
	Measured GIS Area:1.09ha
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.						
	sional Site Capacity						
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 1 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 Number of proposed dwellings as per CBC methodology: 24				
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque					
2	Is more than 50% of the site located in Flood Zone 2 or 3?	Yes	53.2% of the site within floodzone 2 and 3				
3	Is more than 50% of the site at risk from surface water flooding?	Yes					
Natio	nally significant designations (All sites which reach S	tage 2 be	e subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No national designations				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB				
Does	the site continue to next stage?		No				

²⁹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING³⁰

Site details		
Reference Number	ALP442	
Site Name	Land west of the A1	
Site Address	Holme Green Farm	
	Biggleswade	
Settlement	Biggleswade	
Size	Submitted Developable Area:50.8ha	
	Submitted Whole Site Area: 50.8ha	
	Measured GIS Area: 50.8ha	
Proposed Use	Mixed use development	
Any other		
information		

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 1 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 500 Number of proposed dwellings as per CBC methodology: 914
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Seaue	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations
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

 $^{^{30}}$ 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						
provid	le 1,500 homes or more ³¹ .					
Relati	ionship to Settlement					
6	For sites that are not of a sufficient scale to be self-	R	The A1 separates the site from the			
	contained, is the site a logical extension to the		existing settlement.			
	settlement or are there any major physical					
	constraints(for example A roads, rivers or railways)					
	that separate it from the main settlement?					
7	Does the site cause coalescence between an	G	No coalescence.			
	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					



Does the site continue to next stage?

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

Site Assessment Framework for HOUSING³²

Site details			
Reference Number	ALP470		
Site Name	Fairfield Four Acre/ Sheepwalk		
Site Address	Fairfield Four Acre/ Sheepwalk, Short Mead Lane		
Settlement	Biggleswade		
Size	Submitted Developable Area: 1.4ha		
	Submitted Whole Site Area: 1.4ha		
	Measured GIS Area:1.55 ha		
Proposed Use	Residential		
Any other	No proven means of access and site may have been withdrawn from process by		
information	original owner who now has disposed of interest?		

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.							
	sional Site Capacity						
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 70 Number of proposed dwellings as per CBC methodology: 38				
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not within Floodzone 2 or 3				
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding				
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations				
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				

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

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

Relationship to Settlemen	ship to Settlement
---------------------------	--------------------

Relat	donship 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 located on the northern edge of Biggleswade adjacent to the ECML – in the absence of a proven means of access plan from Sycamore Close the alternative access is awkward and relies on long sections of what appears to be un-adopted highway in proximity to two listed buildings. Poor relationship to existing settlement, railway acts a barrier to potential development to the east.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence
Does	the site continue to next stage?		No



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

Site Assessment Framework for HOUSING³⁴

Site details	
Reference Number	ALP474
Site Name	Home Farm House
Site Address	Dunton Lane, Home Farm House
Settlement	Biggleswade
Size	Submitted Developable Area: 0.60ha
	Submitted Whole Site Area: 0.60ha
	Measured GIS Area:
Proposed Use	Residential
Any other	NLP271 promotes this site and ALP244 together
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 Number of proposed dwellings as per CBC methodology: 14
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% in Flood Zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% at risk from surface water flooding.
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations
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

³⁴ 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 more³⁵.

Relationship to Settlement

STAGE 1D ASSESSMENT

	<u> </u>		
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	Site adjoins the settlement envelope of Biggleswade in the east. The site could form an extension to Biggleswade.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence
Does the site continue to next stage?			Yes

STAG	SE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not able to	meet t	heir critical infrastructure needs ³⁶ .
Critic	al Infrastructure		
8	Can the site meet the critical infrastructure G	ì	No obvious critical infrastructure
	requirements that will enable delivery ³⁷ ?		required
Does	Does the site continue to next stage?		

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

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

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

³⁶ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

|--|

STAGE 1E ASSESSMENT

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

Green	Greenbelt				
13	Is the site located within the Green Belt?	No	Site not within Green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	N/A		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	N/A		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.38	No	Site is not supported by a Neighbourhood Plan		
Does	the site continue to next stage?		Yes		

STAC	GE 2 : SUITABILITY (DETAILED ASSESSMENT)		
STAC	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using detailed		
	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.		
Previ	Previously Developed Land		
16	Is the site Previously Developed Land in accordance	Α	Needs careful assessment and
	with the NPPF definition?		more info to assess if it is fully PDL
	• 76% - 100% (G)		but shouldn't prevent site coming

³⁸ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

• 26 - 75% (A) forward	
• 25% - 0% (Greenfield) (R)	
Community	
17 Neighbourhood Planning (only applicable in No Biggleswade not	a designated
designated areas) Neighbourhood F	
Is the site identified as a housing allocation in an	ian aroai
emerging Neighbourhood Plan?	
	unity consultation
Has any community consultation taken place?	,
If yes, provide brief details on the form this	
consultation took and any overall community	
response.	
19 Sustainability of Settlement No No loss of facilities	es
Would this proposal impact on the sustainability of	
the settlement through the loss of services and	
facilities (for example, employment, retail, public	
house etc)	
Cumulative Impact	
Considering housing completions over the past 10 R There has been a	an increase of
years, what has been the level of housing growth in 21.99%	
the parish?	
Less than 5% growth (G)	
• 5% to 20% growth (A)	
More than 20% growth (R)	
This is calculated by working out the total number of	
completions over the last ten years as a percentage	
of the dwellings in April 2006 (as calculated using	
census and completions data).	lin a a a a a a a a a a a a a a a a a a a
	ding permission for
outstanding permissions (as of April 2016) were to an increase of 17 be completed?	70.
Less than 5% growth (G)	
• 5% to 20% growth (A)	
More than 20% growth (R)	
This is calculated by working out the total number of	
outstanding permissions as of April 1st 2016 as	
percentage of the total number of dwellings in April	
2016 (as calculated using census and completions	
data).	
Physical Constraints	
22 Are there any physical constraints or permanent G No known physic	al constraints
features that affect the site's developability?	
For example pylons, gas works, sewage treatment	
works, topography or wind turbines.	
Relationship to Settlement	
Would development of the site be complementary to G Inclusion of site v	vould extend
the existing settlement pattern, and would it have an settlement envelope	ope westwards
adverse impact on any historic, unique or distinctive	
characteristics of the settlement's built or natural	
form?	
Agricultural Land Quality	
Would the development impact on high quality R 100% Grade 2	
agricultural land?	
·	
50% or more in non-agricultural land (G)	
 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	

STAGE 2 ASSESSMENT

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

Stage	age 2B will be looked at as a whole using planning balance.				
	Fransport and Access to Services				
25					
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the		
	Council's Settlement Hierarchy Audit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Settlement of Biggleswade does		
	Yes, in the settlement (G)		contain a primary school		
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	Not in the settlement or an adjoining				
	settlement (R)				
25b	Does the settlement have a Middle school (if	G	Settlement does contain a middle		
	applicable)?		school		
	Yes, in the settlement (G) Yes, progressed as part of the development (G)				
	Yes, proposed as part of the development (G)No, but an adjoining settlement does (A)				
	No, but an adjoining settlement does (A)Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	G	Settlement does contain a		
	school?	J	secondary/upper school		
	 Yes, in the settlement (G) 		7 11		
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	 Other catchment school available (A) 				
25d	Does the settlement have a GPs surgery or medical	G	Settlement does contain a GP's		
	centre?		surgery		
	Yes, in the settlement (G)Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	G	The settlement has its own town		
	 Town Centre/ Supermarket (G) 		centre and supermarket provision		
	Convenience Store / Post Office / Newsagent				
	(A)				
27	None (R) Distance to buy stone with a frequent service (at	<u> </u>	Cita io 247m augustinam the magnet		
27	Distance to bus stops with a frequent service (at least hourly at peak times):	G	Site is 217m away from the nearest bus stop		
	Less than 400m (G)		340 3100		
	• 400m-800m (A)				
	• Over 800m (R)				
	 OR submission form stated that improved 				
	public transport facilities could be provided as				
	part of the development (G)				
28	Distance to nearest train station:	R	Biggleswade station over 1.2 km		
	• Less than 800m (G)		away		
	• 800m-1200m (A)				
	 Over 1200m (R) 				

29	Is the site accessible from the existing road network?	G	Access appears possible from existing network
School	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Expansion of lower, middle and upper capacity is planned. The cumulative impact of further development is likely to create a need for additional expansion, or the provision of new school sites.
31	If not, has a commitment been made to address this?	Α	Financial contributions would be requested.
Water	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	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.
	age and Flooding (All sites subject to Sequential Te	st)	
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
Envir	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting Comments
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	А	Development in scale with farmstead location - would need to safeguard existing trees and hedges.
37	Heritage/ Archaeology What would the impacts of development be on any	A – R H - R	Arch - Unsuitable for allocation. The site lies in close proximity to

	heritage assets and their setting?		nationally protected Scheduled
	Are there any opportunities for enhancement of		Monument.
	these assets?		Heritage - SAM next to site.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Previously Developed Land
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G	Would need to link to adjacent open space sites
Miner	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Gyps	y and Traveller Provision		
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is just outside the existing settlement envelope and Employment Land now extends to the East. Locationally the site is appropriate for development. Some consideration needs to be made with regard to the Stratton Manor moated enclosure and associated Manorial Earthworks SAM that lies on the opposite side of the road to the north east of the site. The SAM appears to be screened by existing roadside trees and hedges on either side of the road and provisionally it is considered that development of ALP474 could not be considered to adversely impact on the SAM on the other side of the road. If there are further concerns at this stage the promoter could be asked to provide a Heritage Asset Impact Assessment.

It is considered that the site should be taken forward for further consideration due to it's location, proximity to adjoining uses, what appears to be opportunity for good access. In isolation this would be for residential but if taken forward with ALP244 (by joint promotion as the larger site NLP271) it seemingly may be appropriate for some form of mixed use allocation and not just a straightforward residential or industrial allocation (subject to viability considerations).

STAGE 3: ACHIEVABILITY

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

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

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

	nmark land value	development would likely be viable.
Achievability		
45 When can the delivery? • 0 to 5 • 6 to 1 • 11 to • 15 to	e scheme realistically commence s years (deliverable) 0 years 15 years 20 years de Plan Period	The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. 0 to 5 years
What is the in Does the site pass the	ndicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site. Yes
Dood the site pass th	nio otago:	100

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 HOUSING³⁹

Site details			
Reference Number	NLP067		
Site Name	Land at New Spring Farm		
Site Address	Land at Newspring Farm, Biggleswade, SG18 9SZ		
Settlement	ttlement Biggleswade		
Size	Submitted Developable Area:31.97ha		
	Submitted Whole Site Area: 31.97ha		
	Measured GIS Area: 31.97ha		
Proposed Use	Residential		
Any other	To also be considered for employment use-extension of Stratton Business Park.		
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.

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or confl	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 500-700 Number of proposed dwellings as per CBC methodology: 575
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Natio	nally significant designations (All sites which reach S	stage 2 be	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations 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

³⁹ 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 more⁴⁰.

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 falls directly adjacent to the settlement envelope and forms a potential extension to the south of Biggleswade, although this site borders employment land.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence		
Does	the site continue to next stage?		Yes		

STAC	STAGE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁴¹ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴² ?		G	There will be a requirement for access improvements off the A1 or proposed access through the adjacent Stratton Business Park.
Does	the site continue to next stage?			Yes

STAC	STAGE 1D ASSESSMENT			
This	This stage of the assessment rules out sites that are not available. A site is considered available for			
devel	opment where there are no legal or ownership problems	and the	landowner has expressed an	
intent	ion to develop the site.			
Avail	ability			
9	What is the existing use of the site?	G	Arable land	
	Would the existing use limit the development			
	potential?			
10	Is the land controlled by a developer or land owner	G	Land controlled by land owner	
	who has expressed an intention to develop the site?		intent on developing the site.	
11	Are there any legal or ownership problems that could	G	No legal or ownership problems.	
	delay or prevent development?			
	If Yes, then can these be issues be realistically			
	overcome?			
12	Does the site already have planning permission for	G	No planning application	

⁴⁰

⁴⁰ 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)

⁴¹ 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.

42 This is an assessment based on the infrastructure.

⁴² 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 <u>may</u> be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan.

Plan.	dan.			
Gree	nbelt			
13	Is the site located within the Green Belt?	No	Not in green belt.	
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.43	Yes	Details	
Does	the site continue to next stage?		Yes	

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

Arable land

Is the site Previously Developed Land in accordance R

⁴³ 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 NDDE definition?		
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	nunity	Γ	
17	Neighbourhood Planning (only applicable in	No	No Neighbourhood Plan
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation.
	Has any community consultation taken place?		Planning application consultation.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.	N 1	W. I. I. I.
19	Sustainability of Settlement	No	Would not have a detrimental
	Would this proposal impact on the sustainability of		impact on the sustainability of
	the settlement through the loss of services and		Biggleswade.
	facilities (for example, employment, retail, public		
Current	house etc)		
20	Considering housing completions over the next 10	R	There has been a 21.99% increase
20	Considering housing completions over the past 10 years, what has been the level of housing growth in	K	in new homes.
	the parish?		in new nomes.
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	M (1 000) (1 (D)		
	More than 20% growth (R) This is calculated by working out the total number of	· ·	
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		· ·
	census and completions data).		
21	What level of housing growth would there be if all the	Α	There will be an additional
	outstanding permissions (as of April 2016) were to	, ,	17%increase in new homes with
	be completed?		outstanding permissions.
	Less than 5% growth (G)		g p a manage
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints.
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	onship to Settlement		
23	Would development of the site be complementary to	Α	The site would extend Biggleswade
	the existing settlement pattern, and would it have an		south, beyond the existing
	adverse impact on any historic, unique or distinctive		settlement pattern.
	characteristics of the settlement's built or natural		
	form?		
Agric			
	ultural Land Quality	T _	
24	Would the development impact on high quality	R	Grade 2
		R	Grade 2

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

STAGE 2 ASSESSMENT

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

	uestion does not mean that the site will be automatically a 2B will be looked at as a whole using planning balance		ed at this stage as the ratings across
	sport and Access to Services	<u>′-</u>	
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Within settlement
	 Yes, in the settlement (G) 	A `	
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	Not in the settlement or an adjoining		
051	settlement (R)		West: 44
25b	Does the settlement have a Middle school (if	G	Within settlement
	applicable)?		
	Yes, in the settlement (G) Yes, prepared as part of the development (C) The development (C) The development (C)		
	 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25c	Does the settlement have a Secondary/ Upper	G	Within settlement
200	school?	J	Within Settlement
	Yes, in the settlement (G)		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	G	Within settlement
	centre?		
	 Yes, in the settlement (G) 		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	Not in the settlement or an adjoining		
00	settlement (R)	0	Compared to the
26	What retail provision does the settlement offer?	G	Superstore
	Town Centre/ Supermarket (G)Convenience Store / Post Office / Newsagent		
	(A)		
	• None (R)		
27	Distance to bus stops with a frequent service (at	R	Over 800m
	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)		1000 1
28	Distance to nearest train station:	R	Site over 1200m from railway
	• Less than 800m (G)		station
	 800m-1200m (A) 		

	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	Α	Access off A1 or Stratton Business Park.
School	ol Capacity		Faik.
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?	R	A development of this size is likely
Water	ାମାର : r Utilities (Gas, Electricity and Broadband Infrastruc	turo will	to require new schools. be assessed at a later stage)
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.
Drain	age and Flooding (All sites subject to Sequential Te	est)	arry apgrades required.
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	A	OW present, JFlow modelling required to confirm flood risk
	onmental Health	T	
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35 Envir	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints	A	A1m noise / industrial noise / wind farm. Possible to deliver with appropriate assessments and layout
36	Landscape character	Α	Large scale arable vale – highly
	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?		visible site . Attractive productive land forming rural fringe to town – concern re spread of development south of town.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.
38	Ecological Assets What would the impacts of development be on any	Α	Potential impact on farmland species

39	biological, geological or ecological assets and are there any opportunities for their enhancement? Open space/leisure and Gl assets Are there any potential conflicts with open space,	G	RoW on eastern edge. No aspirations identified in Parish GI
	leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?		plan. No loss of leisure.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant planning history.
Gyps	y and Traveller Provision		
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is not to be considered for further assessment.

- Although the site is located to the south of Biggleswade, it extends the settlement envelope to the south from an existing employment site.
- This has potential issues for the expansion and intensification of the employment area and possible conflicts between the adjoining land uses of housing and employment.
- In terms of education provision, the site will be required to facilitate the need for additional spaces due to the need for additional school places.
- In terms of landscape there are concerns that this development would spread development southwards, impacting on the urban rural fringe in this area.
- Access from the site directly onto the A1 or through Stratton Business Park is not ideal.

Site Assessment Framework for HOUSING⁴⁴

Site details	Site details				
Reference Number	NLP075				
Site Name	Palace Street				
Site Address	18-20 Palace Street/ 2 Station Road Biggleswade				
Settlement	Biggleswade				
Size	Submitted Developable Area: 0.1ha				
	Submitted Whole Site Area: 0.1ha				
	Measured GIS Area: 0.1				
Proposed Use	Residential				
Any other	Site now has planning permission for 9 units 16/03048				
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.

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	Yes	Number of proposed dwellings as per proforma: 9 Number of proposed dwellings as per CBC methodology: 3
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Segue	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in Flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB
Does	the site continue to next stage?		No

. .

⁴⁴ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING⁴⁵

Site details				
Reference Number	NLP213			
Site Name	Land North of Cow Close and East of Langford Road			
Site Address	Cow Close, Biggleswade, Bedfordshire, SG18 9JT			
Settlement				
Size	Submitted Developable Area: 4.86ha Submitted Whole Site Area: 4.86ha Measured GIS Area: 7.5ha			
Proposed Use	Housing			
Any other information				

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT			
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
	sional Site Capacity			
1	Is the site likely to accommodate less than 10 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	No	Number of proposed dwellings as per proforma: 150 Number of proposed dwellings as	
	 Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. 		per CBC methodology: 87	
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	no	
3	Is more than 50% of the site at risk from surface water flooding?	No	no	
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	no	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	no	
Does	the site continue to next stage?		Yes	

⁴⁵ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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STAG	STAGE 1B ASSESSMENT				
This s	tage of the assessment rules out sites that are not well	related to	existing settlements but are of an		
insuffi	cient size to be self contained. It also rules out sites wh	ich would	I cause coalescence of existing		
	or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will		
provid	le 1,500 homes or more ⁴⁶ .				
Relati	onship to Settlement				
6	For sites that are not of a sufficient scale to be self-	R	Separated from the existing		
	contained, is the site a logical extension to the		settlement by the A1. The A1 acts		
	settlement or are there any major physical		as a barrier to development moving		
	constraints(for example A roads, rivers or railways)		across it. There is no development		
	that separate it from the main settlement?		on the western side of the A1.		
7	Does the site cause coalescence between an	G	No coalescence		
	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				

No



leaving a reasonable developable area based on the

individual context of the site.

Does the site continue to next stage?

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

Site Assessment Framework for HOUSING⁴⁷

Site details	
Reference Number	NLP258
Site Name	Land north of Biggleswade
Site Address	Land North of Potton Road
Settlement	Biggleswade
Size	Submitted Developable Area:47.28ha
	Submitted Whole Site Area:47.28ha
	Measured GIS Area: 47.28
Proposed Use	Residential
Any other	See ALP194. Portion of the site has planning permission for 227 dwellings
information	(16/04658)

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

0=10				
	STAGE 1A ASSESSMENT			
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
	sional Site Capacity			
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as	
	dwellings?		per proforma:	
	Work out the number of new homes from site size		200	
	using density of 30dph and exclude up to 40 %		800	
	depending on site size of land for infrastructure and services, take into account topography or significant			
	areas of undevelopable land.		Number of proposed dwellings as	
	Site Size Gross to net ratio standards		per CBC methodology:	
	Up to 0.4 hectare 100%		per obe methodology.	
	0.4 to 2 hectares 80%		499	
	2 hectares or above 60%			
	Note: for this calculation use the submitted			
	Developable Area, or the area measured in GIS if			
	this is smaller.			
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)	
2	Is more than 50% of the site located in Flood Zone 2	No	Site not within Flood zone 2 or 3.	
	or 3?			
3	Is more than 50% of the site at risk from surface	No	Site not at risk from surface water	
	water flooding?		flooding	
	nally significant designations (All sites which reach S			
4	Is more than 50% of the site covered by nationally	No	No nationally significant	
	significant designations? These are: Sites of Special		designations on site.	
	Scientific Interest, National Nature Reserves,			
	Scheduled Monuments, Registered Parks and Gardens.			
5	Is more than 50% of the site located within the Area	No	Not within AONB	
J	of Outstanding Natural Beauty?	INU	NOT WITHIN ACIND	
Does	the site continue to next stage?		Yes	
2003	and one continue to not diago:		1	

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

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STAGE 1B ASSESSMENT

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

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 forms a logical extension to the north of Biggleswade as it would extend Biggleswade northwards from the settlement boundary. There is an existing planning permission for residential development extending the settlement boundary northwards.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence
Does	the site continue to next stage?		Yes

STAG	SE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁴⁹ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure	G	Can be provided	
	requirements that will enable delivery ⁵⁰ ?			
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

Avaii	t variability				
9	What is the existing use of the site?	G	Arable land		
	Would the existing use limit the development				
	potential?				
10	Is the land controlled by a developer or land owner	G	Land owners intent on developing		
	who has expressed an intention to develop the site?		the site.		
11	Are there any legal or ownership problems that could	G	No legal or ownership problems.		
	delay or prevent development?		-		
	If Yes, then can these be issues be realistically				
	overcome?				

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

led garden villages towns and cities.pdf)

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

50 This is an acceptance based on the infrastructure in the country of the infrastructure.

⁵⁰ 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.

12	Does the site already have planning permission for	G	Portion of the site
	the proposed use? If yes, then score as Red		(ALP182/ALP221/NLP415) has
	because it's not eligible for allocation.		planning application 16/04658
			submitted 04/10/16. Approved for
			227 dwellings.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

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

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⁵¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Stage	Stage 2A will be looked at as a whole using planning balance.			
	Previously Developed Land			
16	Is the site Previously Developed Land in accordance	R	Greenfield	
	with the NPPF definition?	' '	G. 661616	
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			
Comr	munity			
17	Neighbourhood Planning (only applicable in	No	No Neighbourhood Plan	
''	designated areas)	INO	No Neighbourhood Flair	
	Is the site identified as a housing allocation in an			
	emerging Neighbourhood Plan?			
18	Community Consultation	No	No known community consultation.	
10	Has any community consultation taken place?	140	Planning application consultation.	
	If yes, provide brief details on the form this		Trianning application consultation.	
	consultation took and any overall community			
	response.			
19	Sustainability of Settlement	No	Would not have a detrimental	
13	Would this proposal impact on the sustainability of	140	impact on the sustainability of	
	the settlement through the loss of services and		Biggleswade.	
	facilities (for example, employment, retail, public		biggleswade.	
	house etc)		·	
Cum	lative Impact			
20	Considering housing completions over the past 10	R	There has been a 21.99% increase	
20	years, what has been the level of housing growth in	1	in new homes.	
	the parish?		in new nomes.	
	Less than 5% growth (G)			
	5% to 20% growth (A)More than 20% growth (R)			
	This is calculated by working out the total number of			
	completions over the last ten years as a percentage			
	of the dwellings in April 2006 (as calculated using			
	census and completions data).			
21	What level of housing growth would there be if all the	Α	There will be an additional	
- '	outstanding permissions (as of April 2016) were to		17%increase in new homes with	
	be completed?		outstanding permissions.	
	Less than 5% growth (G)		outstariding permissions.	
	• 5% to 20% growth (A)			
	More than 20% growth (R)			
	This is calculated by working out the total number of			
	outstanding permissions as of April 1st 2016 as			
	percentage of the total number of dwellings in April			
	2016 (as calculated using census and completions			
	data).			
Physi	ical Constraints			
22	Are there any physical constraints or permanent	G	No physical constraints.	
	features that affect the site's developability?			
	For example pylons, gas works, sewage treatment			
	works, topography or wind turbines.			
Relati	ionship to Settlement			
23	Would development of the site be complementary to	Α	The site would not have an adverse	
	the existing settlement pattern, and would it have an	' '	impact on the settlement pattern.	
	adverse impact on any historic, unique or distinctive		However, it does extend	
	characteristics of the settlement's built or natural		northwards beyond the settlement	
	form?		boundary in the north.	
Agric	ultural Land Quality			

24	24 Would the development impact on high quality		Grade 2
agricultural land?			
	 50% or more in non-agricultural land (G) 		
	 50% of more in Grade 3b, 4 or 5 (A) 		
	 50% or more in Grade 1, 2 or 3a (R) 		

STAGE 2 ASSESSMENT

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

	Stage 2B will be looked at as a whole using planning balance.			
	sport and Access to Services			
25	Facilities and services			
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the	
	Council's Settlement Hierarchy Audit.			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Within settlement	
	Yes, in the settlement (G)			
	 Yes, proposed as part of the development (G) 			
	No, but an adjoining settlement does (A)			
	 Not in the settlement or an adjoining 			
	settlement (R)			
25b	Does the settlement have a Middle school (if	G	Within settlement	
	applicable)?			
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) 			
	 Other catchment school available (A) 			
25c	Does the settlement have a Secondary/ Upper	G	Within settlement	
	school?			
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Other catchment school available (A)	_		
25d	Does the settlement have a GPs surgery or medical	G	Within settlement	
	centre?			
	Yes, in the settlement (G)Yes, proposed as part of the development (G)			
	 No, but an adjoining settlement does (A) 			
	Not in the settlement or an adjoining			
	settlement (R)			
26	What retail provision does the settlement offer?	G	Superstore	
	 Town Centre/ Supermarket (G) 			
	 Convenience Store / Post Office / Newsagent 			
	(A)			
27	 None (R) Distance to bus stops with a frequent service (at 	R	Over 800m	
21	least hourly at peak times):		Over 800III	
	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)			

00	D' 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		0'' 4000 (''
28	Distance to nearest train station:	R	Site over 1200m from railway
	 Less than 800m (G) 		station
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Yes Potton Road
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	No – likely need to create need for
	, ,		additional places
31	If not, has a commitment been made to address	R	Dependent on expansion of
	this?		existing schools or new school
			sites.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
32	Is there the capacity to provide all required	Α	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			•
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	 No assessment required (G) 		unlikely to be required
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		Ĭ
	will there be any remediation required?		
35	Adjoining uses	Α	Sewage Works / Railway /
-	Would any adjoining uses have the potential to		Commercial Impacts
	cause conflict with the proposed use? (for example;		a a a a a a a a a a a a a a a a a a a
	noise and smell)		
Envir	onmental Constraints		
36	Landscape character	R	Site is within important Ivel Gap
	What would the impacts of development be on the		vale forming foreground to
	landscape character or setting of the area or any		Greensand Ridge providing spatial
	designated landscapes? Would there be any direct		separation of urban area to
	or indirect harm to the Area of Outstanding Natural		distinctive countryside.
07	Beauty or the Nature Improvement Area?	_	O'te contained to
37	Heritage/ Archaeology	Α	Site contains below ground
	What would the impacts of development be on any		archaeological remains; however,
	heritage assets and their setting?		archaeological potential would not
	Are there any opportunities for enhancement of		prevent allocation providing
_		_	

	these assets?		appropriate mitigation is undertaken.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	Extensive , badgers are known in the area. Additional people pressure will be detrimental to Biggleswade Common Too large
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	Limited GI aspirations in parish plan. There is an aspiration to create allotments to the east of the site off Potton Road. A view north is identified in the PGIP, and the Biggleswade Green Wheel passes through the site, and passes this viewpoint. If the site were to create a green corridor for the BGW, and lose the top field of the middle section, retaining the existing view, the site could be designed to deliver GI benefits. The NE parcel of the development would need to create a buffer to Biggleswade Common No loss of leisure space.
Mine	rals and Waste		140 1033 of felaute space.
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Site is within an MSA
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Portion of site has planning permission granted for 227 dwellings. 16/04658
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

It is considered that part of this site is to be considered for further assessment.

- The site is well related to Biggleswade, which is a larger settlement with a railway station and a number of local facilities and services.
- In terms of education provision, the site will be required to facilitate the need for additional spaces due to the need for additional school places.
- The site offers opportunities for enhanced green infrastructure provision and planting to the north of the site would provide screening from the development.
- Due to the size of the site extending northwards, there are both landscape and ecological concerns in terms of impacts as the site would extend into the foreground of the Greensand Ridge.
- There is planning permission for 227 dwellings on the site (16/04658)

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

Viability

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

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

Α

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

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

For the reasons outlined above it is

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

	has received detailed planning permission two housebuilders would likely take one year to first completion and would build out the site at a rate of 100 dwellings per annum there after.
Does the site pass this stage?	Yes

SUMMARY

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

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

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



Site Assessment Framework for HOUSING⁵²

Site details	
Reference Number	NLP265
Site Name	Land at Furzenhall Road
Site Address	Land at Furzenhall Road
Settlement	Biggleswade
Size	Submitted Developable Area:2ha Submitted Whole Site Area: 3.2ha Measured GIS Area:2.6ha
Proposed Use	Residential
Any other information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards	No	Number of proposed dwellings as per proforma: 30-40
	 Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. 		Number of proposed dwellings as per CBC methodology: 48
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within floodzone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk of surface water flooding
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not in AONB
Does	the site continue to next stage?		Yes

⁵² Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAC	STAGE 1B ASSESSMENT				
This s	This stage of the assessment rules out sites that are not well related to existing settlements but are of an				
insuff	ficient size to be self contained. It also rules out sites wh	ich would	d cause coalescence of existing		
towns	s or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will		
provid	de 1,500 homes or more ⁵³ .				
Relat	tionship 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 located to the north of Biggleswade, detached from the settlement by a significant tract of countryside, and has a poor relationship with the town.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence		



Does the site continue to next stage?

Site Assessment Framework for HOUSING54

Site details			
Reference Number	ence Number NLP271		
Site Name	Land around Home Farm, Dunton Lane, Biggleswade		
Site Address	Land around Home Farm		
Settlement	Biggleswade		
Size	Submitted Developable Area: 3.46ha Submitted Whole Site Area: 3.46ha Measured GIS Area:3.46ha		
Proposed Use	Residential		
Any other information	See ALP244 (Land around Home Farm) and ALP 474 (Home Farm house). Following the 2014 call for sites landowners joined forces with a combined promotion. So this is a 2016 call for sites combined site assessment.		

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 70-80 Number of proposed dwellings as per CBC methodology: 62		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding		
	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB		
Does	Does the site continue to next stage? Yes				

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⁵⁴ 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 more⁵⁵.

Relationship to Settlement For sites that are not of a sufficient scale to be self-G Site extends from Biggleswade to contained, is the site a logical extension to the the east. Part of the site falls within settlement or are there any major physical the settlement envelope and it is constraints(for example A roads, rivers or railways)

that separate it from the main settlement? 7 Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the

the proposed use? If yes, then score as Red

No coalescence

Yes

G

individual context of the site. Does the site continue to next stage?

considered that the site could form

an extension to Biggleswade.

STAG	SE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵⁶ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure G	No obvious critical infrastructure		
	requirements that will enable delivery ⁵⁷ ?	required		
Does	Does the site continue to next stage?			

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

inten	tion to develop the site.				
Avail	Availability				
9	What is the existing use of the site? Would the existing use limit the development potential?	A	Part of site let and so would require location.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by a land owner who 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 overcome?	G	There are no know legal or ownership issues.		
12	Does the site already have planning permission for	G	No planning permission		

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 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-

<u>led garden villages towns and cities.pdf</u>)

56 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.

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

STAGE 1E ASSESSMENT

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

Plan.			
Green	nbelt		
13	Is the site located within the Green Belt?	No	Site not located in Green Belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	N/A
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.58	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

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

A Part of the site is PDL

⁵⁸ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	- 700/ 1000/ (0)		
	76% - 100% (G)26 - 75% (A)		
	· /		
Comr	• 25% - 0% (Greenfield) (R) munity		
17	Neighbourhood Planning (only applicable in	No	No ND designation in Riggleswade
17	designated areas)	INO	No NP designation in Biggleswade
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation.
.0	Has any community consultation taken place?	140	No known community consultation.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	Yes	Potential loss of employment land
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	lative Impact		
20	Considering housing completions over the past 10	R	There has been a 21.99% increase
	years, what has been the level of housing growth in		in new homes.
	the parish?		
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R) This is the state of the s		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using census and completions data).		
21	What level of housing growth would there be if all the	Α	There is outstanding planning
21	outstanding permissions (as of April 2016) were to	_ ^	permission for an additional
	be completed?		17.01% increase
	Less than 5% growth (G)		17.0170 III.010000
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	cal Constraints		
22	Are there any physical constraints or permanent	G	No known physical constraints
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Dol-4	works, topography or wind turbines.		
23	Would development of the cite be complementary to		Mould form a natural automaia to
23	Would development of the site be complementary to	G	Would form a natural extension to
	the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive		Biggleswade
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		0.330 _
	50% or more in non-agricultural land (G)		
	50% of more in Grade 3b, 4 or 5 (A)		
	55,555.5 5.000 55, 1010 (1)	l	1

STAGE 2 ASSESSMENT

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

	Stage 2B will be looked at as a whole using planning balance.							
	sport and Access to Services	'-						
25	•							
	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							
25a	Does the settlement have a Primary/Lower school?	G	Settlement of Biggleswade does					
	 Yes, in the settlement (G) 		contain a primary school					
	 Yes, proposed as part of the development (G) 							
	 No, but an adjoining settlement does (A) 							
	Not in the settlement or an adjoining							
051	settlement (R)		0.49					
25b	Does the settlement have a Middle school (if	G	Settlement does contain a middle					
	applicable)?		school					
	Yes, in the settlement (G) Yes, prepared as part of the development (C)							
	 Yes, proposed as part of the development (G) 							
	No, but an adjoining settlement does (A)Other catchment school available (A)							
25c	Does the settlement have a Secondary/ Upper	G	Settlement does contain a					
230	school?	6	secondary/upper school					
	Yes, in the settlement (G)		Secondary/apper sonoor					
	 Yes, proposed as part of the development (G) 							
	 No, but an adjoining settlement does (A) 							
	Other catchment school available (A)							
25d	Does the settlement have a GPs surgery or medical	G	Settlement does contain a GP's					
	centre?		surgery					
	 Yes, in the settlement (G) 							
	 Yes, proposed as part of the development (G) 							
	 No, but an adjoining settlement does (A) 							
	 Not in the settlement or an adjoining 							
	settlement (R)							
26	What retail provision does the settlement offer?	G	The settlement has its own town					
	Town Centre/ Supermarket (G)		centre and supermarket provision					
	Convenience Store / Post Office / Newsagent							
	(A)							
27	 None (R) Distance to bus stops with a frequent service (at 	G	Site is 217m away from the nearest					
21	least hourly at peak times):	G	bus stop					
	Less than 400m (G)		bus stop					
	• 400m-800m (A)							
	• Over 800m (R)							
	OR submission form stated that improved							
	public transport facilities could be provided as							
	part of the development (G)							
28	Distance to nearest train station:	R	Biggleswade station over 1.2 km					
	 Less than 800m (G) 		away					
	• 800m-1200m (A)							

	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Access appears possible from
	To the one deceased have the one migroup has not		existing network
Scho	ol Capacity		,
30	Do the local schools have capacity at all tiers?	А	Expansion of lower, middle and upper capacity is planned. The cumulative impact of further development is likely to create a
31	If not, has a commitment been made to address	Α	need for additional expansion, or the provision of new school sites. Financial Contributions would be
0.	this?	/ \	requested
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	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.
Drain	age and Flooding (All sites subject to Sequential Te	st)	The same of the sa
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)	Ā	Provisionally no level 2 assessment required
	onmental Health	- / - / -	
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting Comments
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Need to strengthen landscape e.g. with specimen trees, hedging to create the green gateway to the Saxon development originally planned.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	R	Concerns next to SAM Unsuitable for allocation the site lies in close proximity to Scheduled

	Are there any opportunities for enhancement of		Monument.	
	these assets?			
38	Ecological Assets	Α	Layout indicates loss of existing	
	What would the impacts of development be on any		trees, more should be done to	
	biological, geological or ecological assets and are		retain existing habitats.	
	there any opportunities for their enhancement?		_	
39	Open space/leisure and GI assets	G	Would need to link to adjacent	
	Are there any potential conflicts with open space,		open space sites, and include	
	leisure designations or Rights of Way? Is there		woodland buffer for woodland to	
	capacity to provide the required levels of open space		east	
	and green infrastructure?			
Mine	rals and Waste			
40	What would the impacts of development be on	G	No issues	
	safeguarded minerals and waste sites, including			
	mineral safeguarding sites?			
Planr	ning History			
41	What is the sites planning history? (For example		Details	
	planning applications and submissions to previous			
	Allocations Plans)			
Gyps	y and Traveller Provision			
Does	the site continue to next stage?		Yes	

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is divided by the existing settlement envelope and Employment Land now extends to the East. Locationally the site is appropriate for development. Some consideration needs to be made with regard to the Stratton Manor moated enclosure and associated Manorial Earthworks SAM that lies on the opposite side of the road to the north east of the site. The SAM appears to be screened by existing roadside trees and hedges on either side of the road and provisionally it is considered that development of NLP271 could not be considered to adversely impact on the SAM on the other side of the road. If there are further concerns at this stage the promoter could be asked to provide a Heritage Impact Assessment.

It is considered that the site should be taken forward for further consideration but due to the location, proximity to adjoining uses, what appears to be opportunity for good access it seemingly may be appropriate for some form of mixed use allocation and not just a straightforward residential or industrial allocation (subject to viability considerations).

STAGE 3: ACHIEVABILITY

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

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

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

45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years	The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. O to 5 years
	15 to 20 yearsOutside Plan Period	
46	What is the indicative build out time of the site? the site pass this stage?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.

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 HOUSING⁵⁹

Site details	
Reference Number	NLP401
Site Name	Holme Lodge
Site Address	Holme Lodge
Settlement	Biggleswade
Size	Submitted Developable Area: 1.4ha Submitted Whole Site Area: 1.4ha Measured GIS Area:
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.

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 4 Number of proposed dwellings as per CBC methodology: 33
Floor	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not within floodzone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB
Does	the site continue to next stage?		Yes

⁵⁹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STA	GΕ	1B	Α	SS	ES	SN	1EN	1 T
T 1 ·			•					

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 more⁶⁰.

	towns of villages. For the purposes of this assessment, a self-contained site is defined as a site which will				
provi	provide 1,500 homes or more ⁶⁰ .				
Rela	tionship 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 separated from Biggleswade by the A1 and has a poor relationship with 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	No coalescence		
Does	the site continue to next stage?		No		



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

Site Assessment Framework for HOUSING⁶¹

Site details	
Reference Number	NLP407
Site Name	Land east of Saxon Drive, Biggleswade
Site Address	Saxon Drive, Biggleswade, Bedfordshire SG18
Settlement	Biggleswade
Size	Submitted Developable Area: 7.3ha Submitted Whole Site Area: 9.3ha Measured GIS Area: 9.3ha
Proposed Use	Housing
Any other information	See ALP204

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.

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 220 Number of proposed dwellings as per CBC methodology: 131
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			

⁶¹ 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 more⁶².

Relationship to Settlement

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

STAG	SE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁶³ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure G	Can be provided on site.		
	requirements that will enable delivery ⁶⁴ ?			
Does	the site continue to next stage?	Yes		

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

the proposed use? If yes, then score as Red

because it's not eligible for allocation.

received regarding the site.

(CB/17/01277/OUT)

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)

⁶³ 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.

⁶⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage? Yes
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STAGE 1E ASSESSMENT

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

ı ıaıı.	i lan.				
Gree	Greenbelt				
13	Is the site located within the Green Belt?	No	Not in green belt.		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.65	Yes	Details		
Does	the site continue to next stage?		Yes		

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

• 76% - 100% (G)

Greenfield

⁶⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

• 26 - 75% (A)	
• 25% - 0% (Greenfield) (R) Community	
17 Neighbourhood Planning (only applicable in No No Neighbour	hood Plan
designated areas)	11000 FIAIT
Is the site identified as a housing allocation in an	
emerging Neighbourhood Plan?	
	nmunity consultation.
	ication consultation.
If yes, provide brief details on the form this	
consultation took and any overall community	
response.	
19 Sustainability of Settlement No Would not have	ve a detrimental
Would this proposal impact on the sustainability of impact on the	sustainability of
the settlement through the loss of services and Biggleswade.	
facilities (for example, employment, retail, public	
house etc)	
Cumulative Impact	
	en a 21.99% increase
years, what has been the level of housing growth in in new homes	
the parish?	
• Less than 5% growth (G)	
• 5% to 20% growth (A)	
More than 20% growth (R) This is calculated by working out the total number of	
This is calculated by working out the total number of completions over the last ten years as a percentage	
of the dwellings in April 2006 (as calculated using	
census and completions data).	
21 What level of housing growth would there be if all the A There will be a	an additional
	in new homes with
be completed? outstanding po	ermissions.
Less than 5% growth (G)	
• 5% to 20% growth (A)	
More than 20% growth (R)	
This is calculated by working out the total number of	
outstanding permissions as of April 1st 2016 as	
percentage of the total number of dwellings in April	
2016 (as calculated using census and completions	
data).	
Physical Constraints	a natra inta
Are there any physical constraints or permanent G No physical confeatures that affect the site's developability?	onstraints.
For example pylons, gas works, sewage treatment	
works, topography or wind turbines.	
Relationship to Settlement	
	d be complementary
the existing settlement pattern, and would it have an to the existing	-
adverse impact on any historic, unique or distinctive Biggleswade.	' 1
characteristics of the settlement's built or natural	
form?	
Agricultural Land Quality	
24 Would the development impact on high quality R Grade 2	
agricultural land?	
50% or more in non-agricultural land (G)	
• 50% of more in Grade 3b, 4 or 5 (A)	
 50% or more in Grade 1, 2 or 3a (R) 	

STAGE 2 ASSESSMENT

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

Stage	Stage 2B will be looked at as a whole using planning balance.				
Transport and Access to Services					
25	Facilities and services Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the sit	te for housing. It links to the		
25a	Does the settlement have a Primary/Lower school? • Yes, in the settlement (G)	G	Within settlement		
	 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining settlement (R) 				
25b	Does the settlement have a Middle school (if applicable)?	G	Within settlement		
	Yes, in the settlement (G)Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) Other catchment school available (A) 				
25c	Does the settlement have a Secondary/ Upper school?	G	Within settlement		
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)No, but an adjoining settlement does (A)				
05.1	Other catchment school available (A)	0	Mid-in-additional		
25d	Does the settlement have a GPs surgery or medical centre?	G	Within settlement		
	Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining settlement (R) 				
26	What retail provision does the settlement offer?	G	Superstore		
	Town Centre/ Supermarket (G)				
	Convenience Store / Post Office / Newsagent				
	(A) • None (R)				
27	Distance to bus stops with a frequent service (at	G	214m		
	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				
	public transport facilities could be provided as part of the development (G)				
28	Distance to nearest train station:	R	Site over 1200m from railway		
	 Less than 800m (G) 		station		
	• 800m-1200m (A)				
-	Over 1200m (R)		0"0		
29	Is the site accessible from the existing road network?	G	Off Saxon Drive		

School Capacity				
30	Do the local schools have capacity at all tiers?	Α	No - School expansions planned in	
			Biggleswade.	
31	If not, has a commitment been made to address	Α	School expansions planned.	
	this?		Cumulative impact of further	
			development is likely to create a need for additional expansion.	
Wate	Tutilities (Gas, Electricity and Broadband Infrastruc	tura will		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a	
	infrastructure for waste water and potable water?		statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent	
			future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity	
		V	of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of	
			any upgrades required.	
Drain	age and Flooding (All sites subject to Sequential Te	st)	any apgraded required.	
33	What is the conclusion of the sequential approach to	Ŕ	Level 2 assessment required	
	site allocations, in regards to flood risk?			
	 No assessment required (G) 			
	Consider Further Assessment (A)			
	Further Assessment Required (R)			
34	onmental Health Contamination	R/A/G	Awaiting comments	
34	Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments	
35	Adjoining uses	Α	A1 noise / assorted commercial -	
	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		phasing and orientation of site could be overcome	
Envir	onmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Wooded green infrastructure planted as a long term amenity for the Saxon development. Development would need to retain wooded green infrastructure and create a significant landscape buffer, including to the north of the site and around the SAM.	
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	R	As you are aware from our comments on this site during the call for sites consultation process it is firmly within the setting of the Stratton Park Moat Scheduled Monument. Development of the site	

			would, in our opinion, result in substantial harm to the significance of the designated heritage asset. The Archaeology Team has consistently objected to the allocation other of sites within the setting of Stratton Park Moat over a number of years, most recently with respect to the proposed travelling show people's site at Kennel Farm in the Gypsy and Travellers Local Plan. We cannot, therefore, change our comments on the allocation of the site and its inclusion in the "red" category on archaeological grounds. However, it would be possible to add a caveat to the effect that should development proposals come forward for Saxon Drive any planning application would need to conform to the requirements of paragraphs 132-134 of the National Planning Policy Framework which deal with the impact of developments on designated heritage assets. There would need to be a clear and convincing justification as to why development within the setting of the Scheduled Monument was acceptable, demonstrating a substantial public benefit which outweighed the loss of significance of the designated heritage asset. The strongest public benefit argument in this case is housing need and maintaining a deliverable five year land supply.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Large site which includes allotments which abut CWS, likely increase in pressure on this site from new residents. Loss of greenfield land which is part of Biggleswade Green Wheel. Partly in floodplain would need lots of ecological enhancements to deliver net gain.
			The latest planning application for the site, CB/17/1277, was supported by ecological surveys and recommends existing features such as the pond and open ditches are retained with the addition of east / west green corridors, additional habitat creation and open space. There will still be a

39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there	A/G	detrimental impact on the CWS through increased recreational pressure so to get a green it would have to retain and enhance (manage) existing features and include additional POS provision on site to offset impacts to the CWS. Identified as part of GI network in Mid Beds GI plan, and aspiration to create accessible GI, extending the			
	capacity to provide the required levels of open space and green infrastructure?		existing linear woodlands westwards in the PGIP. The site is on the route of the Biggleswade Green Wheel. Existing Potential partial loss of allotments – Kennel Farm Road and Linear Wood South. If the development is able to retain existing linear woodlands, include an attractive edge to the development to buffer the woodland, Green Wheel and waterside edge, include a new outer route for the Green Wheel within land in the applicant's ownership and enhance GI through designating the monument and adjacent field as GI, the site has the potential to deliver a net benefit.			
Miner	rals and Waste					
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Site within MSA.			
	Planning History					
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Planning permission currently being determined			
Does	the site continue to next stage?		No			

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site will not have an adverse impact on the settlement pattern of Biggleswade and it is located in Biggleswade in close proximity to local services and facilities. The site is to be considered further as there is potential for ecological and GI enhancements on the site. However, landscape impacts need to be mitigated against. There are also archaeological concerns regarding development of the site, which will need to be investigated further.

STAGE 3: ACHIEVABILITY

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

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

Viability				
Achievabili	rring to the Viability Assessment undertaken by ultants, is the probability of the site being viable medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value ty here any market factors which would affect erability?	G The Council's Resident Development Viability F 2017) indicates that residence of development in this and at this scale would both the upper and low benchmark land values such the report indicated development would like. There are tenants on the employment site. These require relocation where	Report (Feb sidual value value area exceed er sand as es that such ely be viable ne se would	
		require relocation where end. The site is not und from a developer. The Council's Resident Development Viability F2017) is based upon reproperty figures betwee 2016. The housing mare Central Bedfordshire has significant increases in property values in a reliperiod of time, whereby considered that the viaid developments within the been cautious. For exact 2016 Dunstable has been a 17.9% housing price with an average annual increase in 2016 for how Central Bedfordshire of the Central Bedfordshire of the Central Bedfordshire of the Significant infrastructure within the pipeline inclusion within the pipeline inclusion. West Rail; M1-A5 link rupgrades; Oxford to Cata Express Way; Luton and Guided Busway; M1 im and potential A1 improvisions considered that as significant infrastructure projects property prices within the Authority will likely contincrease which has and increase viability/delived development not only invalue areas of the Authority areas of t	der option der der option der der option der der option der deport (Febesidential der 2013 and der det within des seen der residential der der within der seen der	
45 Whe deliv	n can the scheme realistically commence ery?	0 to 5 years		

	 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 	
46	What is the indicative build out time of the site?	The applicant states that the site could be delivered within 5 years of commencement. The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 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 HOUSING⁶⁶

Site details	
Reference Number	NLP415
Site Name	Land At Potton Road (Phase 2)
Site Address	Potton Road Biggleswade Beds
Settlement	Biggleswade
Size	Submitted Developable Area:8ha Submitted Whole Site Area: 8ha Measured GIS Area: 8ha
Proposed Use	Housing
Any other information	See ALP182 & ALP221 Planning permission granted for 227 dwellings (16/04658)

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT				
This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Provisional Site Capacity					
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% O.4 to 2 hectares 80% Pote: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 250 Number of proposed dwellings as per CBC methodology: 113		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Flood zone 2 or 3.		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding		
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB		
Does	the site continue to next stage?		Yes		

⁶⁶ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ⁶⁷ .					
Relati	onship 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?	O	The site forms a logical extension to the north of Biggleswade as it would extend Biggleswade northwards from the settlement boundary. There is an existing planning permission for residential development extending the settlement boundary northwards.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence		
Does	the site continue to next stage?		Yes		
CTAC	STACE 1C 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

STAGE 1B ASSESSMENT

STA	STAGE 1C ASSESSMENT				
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁶⁸ .				
Criti	Critical Infrastructure				
8	Can the site meet the critical infrastructure	Α	Further information required		
	requirements that will enable delivery ⁶⁹ ?				
Does	Does the site continue to next stage?				
<u> </u>					
STA	STAGE 1D ASSESSMENT				

This deve	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.				
	lability				
9					
10					
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically	G	No legal or ownership problems.		

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)

⁶⁸ 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.

⁶⁹ This is an appearament beard on the infrastructure.

⁶⁹ 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?		
12	Does the site already have planning permission for	R	Planning application 16/04658
	the proposed use? If yes, then score as Red		submitted 04/10/16. Approved for
	because it's not eligible for allocation.		227 dwellings.
Does	the site continue to next stage?		No



Site Assessment Framework for HOUSING⁷⁰

Site details	
Reference Number	NLP433
Site Name	East of Biggleswade (West Sunderland Farm)
Site Address	East of Biggleswade
Settlement	Biggleswade
Size	Submitted Developable Area: 380ha
	Submitted Whole Site Area: 380ha
	Measured GIS Area: 379.72ha
Proposed Use	Mixed use development.
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT			
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
	sional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 6,840 Number of proposed dwellings as per CBC methodology: 6,835	
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Less than 50% of site within Flood zones 2 and 3.	
3	Is more than 50% of the site at risk from surface water flooding?	No	Less than 50% of the site at risk of surface water flooding.	
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	A scheduled monument known as Newton Bury Moated Site is located within the south eastern area of the site but represents a relatively small portion of the total land area.	
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?	1	Yes	

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an

 $^{^{70}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	insufficient size to be self contained. It also rules out sites which would cause coalescence of existing				
	towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ⁷¹ .				
•	ionship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is large enough to be considered capable of providing a self contained, standalone 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.	A	Development of the entire land area would cause coalescence between Biggleswade and Sutton. As well as being in close proximity to Dunton. However the site is large enough to provide physical and visual buffers to mitigate such impacts.		
Does	the site continue to next stage?		Yas		

CT A	CE 1C ASSESSMENT				
This	STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁷² .				
Criti	cal Infrastructure				
8	Can the site meet the critical infrastructure requirements that will enable delivery ⁷³ ?	A	The development will require significant infrastructure to support strategic scale development within the site. Any development within the site will be required to provide appropriate local infrastructure as well as a comprehensive scheme to mitigate impacts on the highway network, both strategic and local network. The A1 at peak times is at capacity at Biggleswade, whereby A1 improvements are essential for development of strategic development is this location.		
Does	s 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 G The existing use of the site is arable farmland. It is not

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

led garden villages towns and cities.pdf)

72 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.

73 This is an appearament beard on the infrastructure.

⁷³ 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.

	potential?		considered that the existing use of the site would limit the development potential.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted by a landowner, who has expressed 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	There are not legal of ownership problems that could delay or prevent development of this site.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	There are no planning permissions for residential or mixed use development on this site.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

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

through this stage to be considered further at Stage 2.74		
Does the site continue to next stage?		Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)							
	GE 2 ASSESSMENT						
		d desktor	assessment A red rating for any				
	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						
	2A will be looked at as a whole using planning balance		tino otago do trio ratirigo doroco				
	ously Developed Land	•					
16	Is the site Previously Developed Land in accordance	R	Less than 25% of the site is				
	with the NPPF definition?		considered to form previously				
	• 76% - 100% (G)		developed land.				
	• 26 - 75% (A)		do relepod larior				
	• 25% - 0% (Greenfield) (R)						
Comr	nunity						
17	Neighbourhood Planning (only applicable in	No	No Neighbourhood Plan				
''	designated areas)	140	TWO TWEIGHBOUTHOOD FIRM				
	Is the site identified as a housing allocation in an						
	emerging Neighbourhood Plan?						
18	Community Consultation	No	No known community consultation				
	Has any community consultation taken place?		The known community concentation				
	If yes, provide brief details on the form this						
	consultation took and any overall community						
	response.						
19	Sustainability of Settlement	No					
	Would this proposal impact on the sustainability of						
	the settlement through the loss of services and						
	facilities (for example, employment, retail, public						
	house etc)						
Cumu	ılative Impact						
20	Considering housing completions over the past 10	R	Details				
	years, what has been the level of housing growth in		Biggleswade				
	the parish?		Number of houses in 2006: 6829				
	 Less than 5% growth (G) 		Number of houses in 2016: 8331				
	• 5% to 20% growth (A)		Percentage Growth: 21.99%				
	 More than 20% growth (R) 		Dunton				
	This is calculated by working out the total number of		Number of houses in 2006: 283				
	completions over the last ten years as a percentage		Number of houses in 2016: 312				
	of the dwellings in April 2006 (as calculated using		Percentage Growth: 10.25%				
	census and completions data).		Sutton				
			Number of houses in 2006: 163				
			Number of houses in 2016: 164 Percentage Growth: 0.61%				
			•				
21	What level of housing growth would there be if all the	Α	Total Percentage Growth: 21.06% Details				
4'	outstanding permissions (as of April 2016) were to		Biggleswade				
	be completed?		Number of houses in 2016: 8331				
	Less than 5% growth (G)		Number of outstanding completions				
	• 5% to 20% growth (A)		2016: 1417				
	More than 20% growth (R)		Percentage Growth: 17.01%				
	This is calculated by working out the total number of		Dunton				
	outstanding permissions as of April 1st 2016 as		Number of houses in 2016: 312				

⁷⁴ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).		Number of outstanding completions 2016: 1 Percentage Growth: 0.32% Sutton Number of houses in 2016: 164 Number of outstanding completions 2016: 1 Percentage Growth: 0.61% Total Percentage Growth: 16.11%	
Phys	ical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	There are electric pylons on this site, areas of flood zones 2 and 3, and a scheduled ancient monument. However the scale of the site is such that it is not considered that this would affect the overall developability of the site.	
	ionship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	R	The site could be considered as a standalone settlement. However if development of the site would form an extension to Biggleswade it is considered that development would cause harm to the charcter of the settlement including its patern, distinctiveness and if built and natural form.	
	Agricultural Land Quality			
24	Would the development impact on high quality agricultural land? • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R)	R	The site is 100% Grade 1, 2 or 3 agricultural land.	

STAGE 2 ASSESSMENT

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

Stage	Stage 2B will be looked at as a whole using planning balance.			
Trans	sport and Access to Services			
25	Facilities and services			
	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the	
	Council's Settlement Hierarchy Audit.			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Yes new lower school proposed as	
	 Yes, in the settlement (G) 		part of the development.	
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Not in the settlement or an adjoining			
	settlement (R)			
25b	Does the settlement have a Middle school (if	G	Yes new middle school proposed	
	applicable)?		as part of the development.	
	Yes, in the settlement (G)		'	
	(5)	1	<u> </u>	

Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25d Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25d Does the settlement have a GPs surgery or medical centre? Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) No that the settlement or an adjoining settlement (G) No, but an adjoining settlement does (A) No that the settlement or an adjoining settlement (G) No, but an adjoining settlement does (A) No that the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) No that the settlement (B) No that the settlement settlement (B) No that the settle				
Does the settlement have a Secondary/ Upper school? Yes, in the settlement (G)		 No, but an adjoining settlement does (A) 		
school? Yes, in the settlement (G) Yes, proposed as part of the development (G) Other catchment school available (A) Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) No, but an adjoining settlement does (A) Not in the settlement (G) No, but an adjoining settlement (G) Retail provision offered however detail of which has not been disclosed. Currently a frequent bus service is over 800 metres from the site however the submission form states that new public transport states that new public transport facilities could be provided as part of the development. Poore 800 metres from the site however the submission form states that new public transport provision could be provided as part of the development. Selection (R) Submission form stated that improved public transport facilities could be provided as part of the development. Poore 800 metres from the site however the submission form states that new public transport provision could be provided as part of the development. Submission form stated that improved public transport provision could be provided as part of the development. Poore 800 metres from the site however the su		 Other catchment school available (A) 		
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location of growth falling within				
each calchment area. Whilst the				
				each catchment area. Whiist the

Drain	age and Flooding (All sites subject to Sequential Te	st)	Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required
33	What is the conclusion of the sequential approach to	Ŕ	Level 2 assessment required
	site allocations, in regards to flood risk?		201012 00000000000000000000000000000000
	· · ·		
	No assessment required (G)		
	Consider Further Assessment (A)		
	 Further Assessment Required (R) 		
	onmental Health		
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	Α	Various noise sources, traffic,
	Would any adjoining uses have the potential to		quarry. Suitable to deliver providing
	cause conflict with the proposed use? (for example;		orientation / screening and
	noise and smell)		assessments conducted.
Fnvir	onmental Constraints		accessiments contacted.
36	Landscape character	Α	Limited scope – vale is an
30	What would the impacts of development be on the	^	extensive open landscape
	landscape character or setting of the area or any		extensive open landscape
	designated landscapes? Would there be any direct		Open grable landscape with high
			Open arable landscape with high
	or indirect harm to the Area of Outstanding Natural		visibility- any development would
	Beauty or the Nature Improvement Area?		need integration with woodland
		D / A	planting in scale with field structure
37	Heritage/ Archaeology	R/A	Conservation Officer has advised
	What would the impacts of development be on any		an amendment to site boundary to
	heritage assets and their setting?		the north of the site due to
	Are there any opportunities for enhancement of		proximity of site being to close to
	these assets?		Sutton Conservation Area and
			various Listed Buildings.
			The significance of the listed
			buildings and the Sutton
			conservation area as a result of the
			development will likely suffer a
			degree of harm to their significance
			which includes their setting,
			however subject to an appropriate
			separation between any
			development and such assets in
			<u> </u>
	· ·		addition to appropriate design,
			scale and landscaping it is
			considered that such harm may be
			reduced. The public benefits of any
			development on the land will be
			required to outweigh any identified
			harm.
			Archaeology Comments:

			"This site is unsuitable for development as it contains the Newton Bury Moated Enclosure Scheduled Monument. Even if the site was allocated and planning permission granted, DCMS would not give Scheduled Monument Consent for any development on the monument itself. This would mean that the development could not be delivered. The site also has the potential to contain multi-period archaeological remains and lies in the setting of Stratton Park Moat and John O'Gaunts Hill (a medieval Motte). Development at this location would cause substantial harm to the settings of both these monuments and would be contrary to para 132 of the NPPF. Please also note para 126 of the NPPF with reference to the duties of Local Planning Authorities towards the historic environment when creating Local Plans. Allocation of this site would be inappropriate".
			Notwithstanding the above comments it is considered that if a smaller site which consists of land that excludes the scheduled monument and provides a separation between the development and designated heritage assets, the development will still cause harm to those heritage assets due to the openness of the landscape which provides long views. However such harm is to be weighed against the benefits of any development in accordance with Paragraphs 132 – 134 of the NPPF.
38	Ecological Assets What would the impacts of development be on any	Α	Vast area. Potential habitat connectivity enhancements,
	biological, geological or ecological assets and are		consider existing habitats and
	there any opportunities for their enhancement?		hedges / ditches and CWS.
			With such a large new settlement
			potential to plan well for positive ecological gains and network
			enhancements, potential impact on
			farmland species.

39	Open space/leisure and GI assets	А	GI comments:
	Are there any potential conflicts with open space,		
	leisure designations or Rights of Way? Is there		Parish GI plan aspiration to create
	capacity to provide the required levels of open space		public open space around the
	and green infrastructure?		eastern edge of Biggleswade,
			extending Biggleswade Common
			southwards to enhance eastern
			section of Biggleswade Green
			Wheel. Site on route of
			Biggleswade Green Wheel.
			Extensive RoW network in area.
			Leisure comments:
			Leisure comments.
			No loss of leisure strategy open
			space. Additional footfall could
			impact upon nearby
			leisure/countryside sites: Site
			adjacent to Biggleswade Common.
			Near to Kennel Farm Inf Rec and
		4	Dunton Lane (pond).
	rals and Waste		
40	What would the impacts of development be on	G	No impact on mineral safeguarding
	safeguarded minerals and waste sites, including		sites or existing/allocated minerals
	mineral safeguarding sites?		and waste sites.
	ning History		
41	What is the sites planning history? (For example		No planning history
	planning applications and submissions to previous		
_	Allocations Plans)		
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

This site is located to the south of Sutton, to the west of Dunton and to the east of Biggleswade bound by Baden Powell Way, Dunton Lane, Biggleswade Road and Sutton Road. The East of Biggleswade site is a Greenfield site within the Dunton Clay Vale which is an undulating vale and formed by a central elevated ridge bordered by broad valleys. The growth location is predominantly defined by intensive agricultural cropping (Grade 1, 2 and 3 agricultural land) contained within medium to large fields, with limited woodland cover creating a very open landscape, whereby appropriate soft landscaping will be essential to mitigating visual impacts within this landscape.

Development within this Growth Location would result in the loss of land in Grades 1, 2 and 3 of the Agricultural Land Classification.

Development of the entire site could cause coalescence of Biggleswade, Dunton and Sutton. Appropriate separations and landscape buffers to ensure physical and visual separation between new villages and existing settlements will be required. It is envisaged that strategic scale development at this site would form a new network of linked villages separated and screened from neighbouring settlements. Strategic scale development in this site could provide a significant number of homes and jobs to meet identified needs. Development would be required to seek to maximise connectivity to Biggleswade Train Station by public transport and provide an appropriate connection between the growth location and the A1

The site would provide significant benefits in relation to the provision of a significant number of

homes, jobs and local infrastructure including green/blue infrastructure, with numerous potential points of access to the public highway. Furthermore; development within this site will benefit from proximity to Biggleswade Train Station Main Line service which could be reached by improved public transport in addition to relatively close proximity to the A1 which can be accessed via Biggleswade. However development would likely cause additional pressure at the A1, increased vehicular movements within Biggleswade as traffic heads towards the A1 and would increase vehicular movements through neighbouring villages. A comprehensive scheme for highway improvements and public transport improvements will be required.

Development will be required to improve connectivity between new and existing settlements as well as connectivity to the A1 and Biggleswade Train Station including public transport connections (serving both the development and neighbouring settlements), cycleway connections and footpaths (including Rights of Way).

Watercourses within the site (flood risk) and land ownership form a barrier to connectivity and permeability of future development within this site, which will need to be resolved for the site to be comprehensively developed to a high standard.

This Growth Location is located near to the following sources of air and noise pollution:

- Heavily trafficed highways;
- Neighbouring business uses; and
- Quarry.

There is potential for land contamination within the site due to historic uses.

Potential future development within this site will require appropriate mitigation in accordance with national and local planning policy.

There are High Voltage Overhead cables and utility services that run through the Growth Location particularly along a north south route. These must be accommodated within the design and layout of the Growth Location to reduce the need for easements within the proposed development.

This site contains and/or is within the setting of the following Designated Heritage Assets:

- Newton Bury Moated Enclosure, Scheduled Monument;
- Stratton Park Moat, Scheduled Monument;
- John O'Gaunts Hill, Scheduled Monument;
- Sunderland Hall Farmhouse, Dunton Lane, Grade II Listed Building;
- Turnpike Farmhouse, Biggleswade Road, Grade II Listed Building;
- Portobellow Farmhouse, Biggleswade Road, Grade II Listed Building; and
- The Sutton Conservation Area and the Listed Buildings/ Monuments within Sutton including:
 - Nos. 20, 29-35, 37 High Street, Sutton, Grade II Listed Buildings;
 - Manor Farmhouse Grade II Listed Building:
 - John O'Gaunt Public House, Grade II Listed Building;
 - Talland Cottage, Grade II Listed Building;
 - Village Farmhouse, Grade II Listed Building;
 - Brook House, Grade II Listed Building;
 - Sutton Packhorse Bridge Grade II* Listed Building and Scheduled Ancient Monument:
 - Church Farmhouse, Grade II Listed Building;
 - The Old Rectory, Grade II Listed Building;
 - Coachhouse and Stable Block belonging to the Old Rectory, Grade II Listed Building;
 and
 - Church of All Saints, Grade I Listed Building.

The site also has the potential to contain multi-period archaeological remains which would not form an overriding constraint to development but will require investigation, recording and where necessary preservation in situ.

Any harm to designated or non designated heritage assets will need to be considered in accordance with national and local planning policy.

There is particular concern in relation to the impact of development upon the Newbury Bury Moated Enclosure and Sunderland Hall Farmhouse, whereby development would likely cause substantial harm to these heritage assets due to significant impacts upon the setting of these assets. However it is considered that the degree of harm to these heritage assets could be mitigated through a combination of detailed design and master planning to mitigate the degree of harm and prevent loss, however any harm to the significance of heritage assets will need to be considered in the context of Paragraphs 132-134 of the NPPF. Whereby any Substantial harm to the significance of a Scheduled Monument or any other heritage assets of the highest significance should be wholly exceptional; any substantial harm to a Grade II Listed Building should be exceptional; and any harm to heritage assets will require clear and convincing justification, and where that harm is found to be substantial harm, such harm will require the development to achieve substantial public benefits that outweigh that harm.

It is considered that development of the site has the potential to deliver significant public benefits including the provision of a significant number of homes, the provision of local infrastructure, provision of local employment opportunities, provision of a significant amount of green/blue infrastructure, as well as the potential for development maximise connections to the East Coast Mainline train station at Biggleswade and the A1. Therefore it is considered that development within the site has the potential to provide benefits that could in combination outweigh a degree of harm to the setting of, and thereby the significance of heritage assets. Therefore it is considered that subject to appropriate detailing, development within this site should not be precluded in the context of paragraphs 132-134 of the NPPF at this stage.

Large sections of the site are located within Flood Zones 2 and 3, although less than 50% of the site area. It is considered that if development is proposed to be provided within Flood Zones 2 or 3 that the sequential test would apply and if passed the exception test, in accordance with Paragraphs 100 -102 of the NPPF. The Strategic Flood Risk Assessment will form this assessment. Although a constraint flood zones if the development passes the sequential and exception tests there would be an opportunity to provide large areas of open space to serve the development and provide a gain for both biodiversity and access to informal open space.

It is however considered both the water courses through the site and a central area of land that is not available for development would constrain development of this site, which may impact upon connectivity as well as developing a high quality master plan for this site.

The development would cause harm to the openness of the countryside by virtue of incursion of built development, however it is considered subject to highway capacity concerns being mitigated and the development being acceptable in the context of Flood Risk, that the benefits of the development could outweigh the dis-benefits.

It is considered that the site should be considered further for development subject to it being demonstrated that impacts upon highway capacity can be mitigated to an acceptable degree and that any harm to heritage assets would be outweighed by public benefits in accordance with Paragraphs 132-134 of the NPPF. Development will be required to provide the required infrastructure to support the development.

STAGE 3: ACHIEVABILITY

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

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

Viability

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

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

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

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

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



Achievability Achievability Are there any market factors which would affect deliverability? There are tenants on the employment site. These would require relocation when their lease and. The site is not under option from a developer. 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 reliable in the relative 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 with an average annual house price increase in 2016 for housing within Central Bedfordshire has development with an average annual house price increase in 2016 for housing within Central Bedfordshire has been developments with in this report has been a result of not only national trends in house price increase with an average annual house price increases with an average annual house price increase with in the strength of 10,74%. This increase in property value has been a result of not only national trends in house price and existing transport lin			may be viable.
Are there any market factors which would affect deliverability? There are tenants on the employment site. These would require relocation when their lease end. The site is not under option from a developer. 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 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. It is considered that as such infrastructure projects 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 of the Authority. When can the scheme realistically commence delivery? • 0 to 5 years (deliverable)			However development of this scale will require site specific infrastructure, further viability information will be required to be
deliverability? employment site. These would require relocation when their lease end. The site is not under option from a developer. 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 the 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 and the significant infrastructure projects within the prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-65 link lord; A212 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 vability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.	Achie	vability	
delivery? • 0 to 5 years (deliverable)	44	Are there any market factors which would affect deliverability?	employment site. These would require relocation when their leases end. The site is not under option from a developer. The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
0 to 5 years (deliverable)	73	1 · · · · · · · · · · · · · · · · · · ·	U to J years
6 to 10 years11 to 15 years		0 to 5 years (deliverable)6 to 10 years	

	15 to 20 yearsOutside Plan Period	
46	What is the indicative build out time of the site?	The applicant states that the site could be delivered within 5 years of commencement. The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 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

Draft Site Assessment Framework for HOUSING⁷⁵

Site details	Site details			
Reference Number	NLP458			
Site Name	Biggleswade MOT Centre			
Site Address	Biggleswade MOT Centre, Shortmead Street			
Settlement	Biggleswade			
Size	Submitted Developable Area: 0.30ha Submitted Whole Site Area: 0.30ha Measured GIS Area: 0.30ha			
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.

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10	Yes	Number of proposed dwellings as
	dwellings?		per proforma:
	Work out the number of new homes from site size		
	using density of 30dph and exclude up to 40 %		20
	depending on site size of land for infrastructure and		
	services, take into account topography or significant		
	areas of undevelopable land.		
	Site Size Gross to net ratio standards		
	 Up to 0.4 hectare 100% 		
	 0.4 to 2 hectares 80% 		Number of proposed dwellings as
	 2 hectares or above 60% 		per CBC methodology:
	Note: for this calculation use the submitted		
	Developable Area, or the area measured in GIS if		9
	this is smaller.		
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	
2	Is more than 50% of the site located in Flood Zone 2	No	Site not in flood zone 2 or 3
	or 3?		
3	Is more than 50% of the site at risk from surface	No	Not more than 50% at risk from
	water flooding?		surface water flooding
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally	No	No national designations
	significant designations? These are: Sites of Special		
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within the Area	No	Not in AONB
	of Outstanding Natural Beauty?		
Does	Does the site continue to next stage?		No

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

Site Assessment Framework for HOUSING⁷⁶

Site details	
Reference Number	NLP494
Site Name	Albone Way Industrial Estate
Site Address	Albone Way Industrial Estate, Biggleswade
Settlement	Biggleswade
Size	Submitted Developable Area:5.66ha
	Submitted Whole Site Area: 5.66ha
	Measured GIS Area: 5.66ha
Proposed Use	Mixed use development
Any other	Loss off employment land
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

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

 $^{^{76}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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 more⁷⁷.

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)	G	The site is located within the existing settlement envelope of Biggleswade.
	that separate it from the main settlement?		TI II II
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 site does not cause coalescence.
Does	the site continue to next stage?		Yes

STAG	GE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to	meet their critical infrastructure needs ⁷⁸ .
Critic	cal Infrastructure	
8	Can the site meet the critical infrastructure G	Critical infrastructure can be
	requirements that will enable delivery ⁷⁹ ?	provided.
Does	the site continue to next stage?	Yes

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

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

led garden villages towns and cities.pdf)

78 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.

79 This is an approximately apply the state of the state o

⁷⁹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

i iaii.			
Gree	nbelt		
13	Is the site located within the Green Belt?	No	Site not within Green Belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.80	Yes	Details
Does	the site continue to next stage?		Yes

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

⁸⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	No Neighbourhood Plan
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.		
19	Sustainability of Settlement	Yes	Loss of existing employment land.
	Would this proposal impact on the sustainability of		Site occupied although a few vacant units on site.
	the settlement through the loss of services and facilities (for example, employment, retail, public		vacant units on site.
	house etc)		
Cumi	ılative Impact		
20	Considering housing completions over the past 10	R	There has been a 21.99% increase
_0	years, what has been the level of housing growth in	``	in new homes since 2006.
	the parish?		
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	Α	There is outstanding planning
	outstanding permissions (as of April 2016) were to		permission for an additional
	be completed?		17.01% new homes.
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) This is calculated by working out the total number of 		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	There are no known physical
	features that affect the site's developability?		constraints.
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	G	The site is located within
	the existing settlement pattern, and would it have an		Biggleswade.
	adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality	l .	
24	Would the development impact on high quality	Α	Grade 3
-	agricultural land?		
	50% or more in non-agricultural land (G)		
	50% of more in Grade 3b, 4 or 5 (A)		
	• 50% or more in Grade 1, 2 or 3a (R)		
	, = ()		i

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.

	2B will be looked at as a whole using planning balance).	
	sport and Access to Services		
25	Facilities and services	.	
	Question 26 considers the suitability and sustainability	of the sit	e for nousing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Within settlement
	Yes, in the settlement (G)		,
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	Not in the settlement or an adjoining		
	settlement (R)		
25b	Does the settlement have a Middle school (if	G	Within settlement
	applicable)?		
	Yes, in the settlement (G)		
	Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
25c	Other catchment school available (A) December 2 Secondary / Upper	G	Within settlement
250	Does the settlement have a Secondary/ Upper school?	G	whithin settlement
	Yes, in the settlement (G)		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	G	Within settlement
	centre?		
	 Yes, in the settlement (G) 		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	Not in the settlement or an adjoining		
26	settlement (R)	<u> </u>	Cup armarkat/tayun aantra
26	What retail provision does the settlement offer?Town Centre/ Supermarket (G)	G	Supermarket/town centre
	Convenience Store / Post Office / Newsagent		
	(A)		
	• None (R)		
27	Distance to bus stops with a frequent service (at	G	261m
	least hourly at peak times):		
	 Less than 400m (G) 		
	• 400m-800m (A)		
	 Over 800m (R) 		
	OR submission form stated that improved		
	public transport facilities could be provided as		
28	part of the development (G) Distance to nearest train station:	G	Site approximately 750m from the
20	Less than 800m (G)	G	Site approximately 750m from the site
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Yes
	The state of the s		

School	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	School expansions planned in
			Biggleswade, further may be
			required if al sites go ahead.
31	If not, has a commitment been made to address	Α	Dependent on expansion of
	this?	, ,	existing schools or new school
			sites.
Water	Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
32	Is there the capacity to provide all required	Α	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
	•		waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required
	age and Flooding (All sites subject to Sequential Te		
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
	site allocations, in regards to flood risk?		
	No assessment required (G)		
	Consider Further Assessment (A)		
F	Further Assessment Required (R)		
	onmental Health	D/A/C	Aaitia a. a amana anta
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
35	will there be any remediation required? Adjoining uses	Α	A1m noise and industrial noise.
33	Would any adjoining uses have the potential to	Α	Possible to deliver with appropriate
	cause conflict with the proposed use? (for example;		assessments and layout
	noise and smell)		assessments and layout
Fnvir	onmental Constraints		
36	Landscape character	G	Redevelopment would enable
	What would the impacts of development be on the		enhanced mitigation
	landscape character or setting of the area or any		
	designated landscapes? Would there be any direct		
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	Α	Site is considered to have low
	What would the impacts of development be on any		archaeological potential. No
	heritage assets and their setting?		objection to allocation.
	Are there any opportunities for enhancement of		,
	these assets?		
38	Ecological Assets	G	Extensive brownfield site good
	What would the impacts of development be on any		opportunity for ecological
	biological, geological or ecological assets and are		enhancements
	<u> </u>	·	

	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	No aspirations identified in Parish GI plan. Poss flood risk issues? No loss of leisure space.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Site is within an MSA
Planr	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered for further assessment for development.

- The site is located within Biggleswade on an existing employment site. Biggleswade is a large settlement with services and facilities.
- The site is a brownfield site and would relate well to the surrounding residential development.
- The site would result in the loss of employment land in Biggleswade.
- Due to the sites located adjoining the A1, mitigation would be required against the A1 traffic noise.
- Proposals could facilitate enhanced GI and ecological benefits for the wider area.

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.

Viabi	lity		
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? • High (G) Benchmark land value comfortably exceeded by likely residual value • Low (A) Marginal viability, with likely residual land value close to benchmark land value • Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable
Achie	evability		
44	Are there any market factors which would affect deliverability?		There are tenants on the employment site. These would require relocation when their leases end. The site is not under option from a developer. The Council's Residential Development Viability Report (Feb 2017) is based upon residential

	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
45 When can the scheme realistically commence	value areas of the Authority. 0 to 5 years
delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	
46 What is the indicative build out time of the site? Does the site pass this stage?	The applicant states that the site could be delivered within 5 years of commencement. The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after. Yes

SUMMARY

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

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

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





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