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Site Assessment Forms Blunham

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Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP009
Site Name	Maltings Farm
Site Address	Grange Road, Blunham, Bedfordshire
Settlement	Blunham
Size	Submitted Developable Area: 8.5 ha
	Submitted Whole Site Area: 8.5 ha
	Measured GIS Area: 7.91 ha
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.

STVC	GE 1A ASSESSMENT				
		ll or conf	list with notional policy designations		
	stage of the assessment rules out sites that are too sma sional Site Capacity		lict with hational policy designations.		
		No	Number of proposed dwellings on		
1	Is the site likely to accommodate less than 10	INO	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 %		340 dwellings		
	depending on site size of land for infrastructure and				
	services, take into account topography or significant				
	areas of undevelopable land.		Number of proposed dwellings as		
	Site Size Gross to net ratio standards		per CBC methodology:		
	Up to 0.4 hectare 100%				
	 0.4 to 2 hectares 80% 		142 dwellings		
	 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 th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No			
3	Is more than 50% of the site at risk from surface	No			
Ŭ	water flooding?	110			
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	Ňo	No designations on site.		
	significant designations? These are: Sites of Special		C C		
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	No part of site covered by AONB.		
	of Outstanding Natural Beauty?				
Does	Does the site continue to next stage? Yes				
	<u> </u>				

STAGE 1B ASSESSMENT

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

	towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ² .			
	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?	R	The proposed development lies some distance north of the settlement envelope which surrounds Blunham. The site is not connected to the settlement envelope and is poorly related to the main settlement.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.	
Does	the site continue to next stage?		No	

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² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages towns and cities.pdf)

Site Assessment Framework for HOUSING³

Site details		
Reference Number	ALP176	
Site Name	Land South of Barford Road	
Site Address	Land South of Barford Road	
Settlement	Blunham	
Size	Submitted Developable Area: 1.6ha Submitted Whole Site Area:1.6ha Measured GIS Area: 1.63ha	
Proposed Use	Residential	
Any other information	Same as NLP102	

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.				
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 45 dwellings Number of proposed dwellings as per CBC methodology: 38 dwellings		
Flood	this is smaller. Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No			
3	Is more than 50% of the site at risk from surface water flooding?	No			
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	None		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None		
Does	the site continue to next stage?		Yes		

STAGE 1B ASSESSMENT

³ 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 more⁴.

Relat	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	Site borders the settlement envelope to the north. The site would present a logical extension to Blunham.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.		
Does	the site continue to next stage?		Yes		

STAC	GE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵ .			
Critic	al Infrastructure			
8	Can the site meet the critical infrastructure	Α	This information was not asked for	
	requirements that will enable delivery ⁶ ?		in Call for Sites 2014	
Does	Does the site continue to next stage? Yes			

	E 1D ASSESSMENT		
	stage of the assessment rules out sites that are not avai		
develo	opment where there are no legal or ownership problems	s and the	landowner has expressed an
intenti	ion to develop the site.		
Availa	ability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Open Field
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	The submission states that there are a number of landowners; however they are all intent to develop.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	None of the land owners are aware of 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	16/04369/OUT has been approved for 44 dwellings
Does	Does the site continue to next stage? No		

⁴ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locallyled garden villages towns and cities.pdf)

Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development. ⁶ 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 HOUSING⁷

Site details	
Reference Number	ALP212
Site Name	Land South of Barford Road
Site Address	Land South of Barford Road
Settlement	Blunham
Size	Submitted Developable Area: 1.63 ha Submitted Whole Site Area: 1.63 ha Measured GIS Area: 1.72ha
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 1					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	Provisional Site Capacity				
1 Is t dw Wo usi de set are Sit	 the site likely to accommodate less than 10 vellings? ork out the number of new homes from site size sing density of 30dph and exclude up to 40 % epending on site size of land for infrastructure and ervices, take into account topography or significant eas of undevelopable land. te Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% ote: for this calculation use the submitted evelopable Area, or the area measured in GIS if 	No	Number of proposed dwellings as per proforma:40-45 dwellingsNumber of proposed dwellings as per CBC methodology:39 dwellings		
thi	is is smaller.		stiel Test)		
	sk (All sites which reach Stage 2 will be subject to th		ntial lest)		
	more than 50% of the site located in Flood Zone 2 3?	No			
wa	more than 50% of the site at risk from surface ater flooding?	No			
Nationall	ly significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
sig Sc Sc	more than 50% of the site covered by nationally gnificant designations? These are: Sites of Special cientific Interest, National Nature Reserves, cheduled Monuments, Registered Parks and ardens.	No	No designations on site.		
	more than 50% of the site located within the Area Outstanding Natural Beauty?	No	No part of site covered by AONB.		
	site continue to next stage?	•	Yes		

STAGE 1B ASSESSMENT

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⁷ 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 ⁸ .			
Relati	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?	R	Whilst the site is near to the settlement envelope boundary, it still retains a degree of separation from the settlement being separated by a detached residential property and farm building. The settlement envelope extends along the opposite side of Barford Road, the western edge of which ceases where this site begins.	
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	

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⁸ 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 HOUSING⁹

Site details	
Reference Number	ALP214
Site Name	Land to the east of John Donne Lower School
Site Address	Land to the east of John Donne Lower School
Settlement	Blunham
Size	Submitted Developable Area: 0.8ha Submitted Whole Site Area: 1.37ha Measured GIS Area:1.37 ha
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	E 1A ASSESSMENT		
	tage of the assessment rules out sites that are too small	ll or confl	ict with national policy designations
	sional Site Capacity		ict with hational policy designations.
		NLa	Number of summer of the University
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100%	No	Number of proposed dwellings as per proforma: 16-20 dwellings Number of proposed dwellings as per CBC methodology:
	 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. 		19 dwellings
	Risk (All sites which reach Stage 2 will be subject to th		ntial lest)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	Yes	
3	Is more than 50% of the site at risk from surface water flooding?	No	
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	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	
Does	the site continue to next stage?		No

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⁹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING¹⁰

Site details	
Reference Number	ALP216
Site Name	Land north of The Barns
Site Address	Land north of The Barns, Walnut Close, Barford Road
Settlement	Blunham
Size	Submitted Developable Area:1.2 ha Submitted Whole Site Area: 1.2ha Measured GIS Area: 1.20ha
Proposed Use	Residential
Any other information	In ALP374

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.

ST VC	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				
	using density of 30dph and exclude up to 40 %		28-35 dwellings		
	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		Number of proposed dwellings as		
	Up to 0.4 hectare 100%		per CBC methodology:		
	 0.4 to 2 hectares 80% 				
	 2 hectares or above 60% 		29 dwellings		
	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 th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2	No			
	or 3?				
3	Is more than 50% of the site at risk from surface	No			
	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	None		
	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	None		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		Yes		

STAGE 1B ASSESSMENT

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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 more¹¹.

Relati	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 adjoins the settlement envelope to the south. The southern portion of the site is very well related to the settlement however the northern part of the site is less well related.
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	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹² .		
Criti	Critical Infrastructure		
8	Can the site meet the critical infrastructure	А	This information was not asked for
	requirements that will enable delivery ¹³ ?		in Call for Sites 2014
Does	the site continue to next stage?		Yes

STAGE 1D ASSESSMENT

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

Availa	ability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Grassland/Paddock
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Part land owner, but all owners intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	None stated on form.
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.	A	The southern portion of the site, the portion which is most well related to the settlement, does already have permission for nine dwellings (CB/16/04657/OUT)

¹¹ 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 <u>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages_towns_and_cities.pdf</u>)
¹² Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

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.

Does the site continue to next stage?

Yes

	STAGE 1E ASSESSMENT			
	This section records the findings of the Strategic Green Belt Review and also provides a preliminary			
	screening of sites to determine whether they may be capable of demonstrating Exceptional			
	mstances. Any site in the Green Belt that is determined			
	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the	
Plan.				
Green				
13	Is the site located within the Green Belt?	No		
14	If answer to question 13 is yes, then does the site lie	N/A		
	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.			
15a	Does the site have all of the following merits that	N/A		
	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.*			
15b	Sites which have support from the local community	N/A		
	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			
Does	the site continue to next stage?		Yes	

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

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

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

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	• 26 - 75% (A)		
	 25% - 0% (Greenfield) (R) 		
Com	nunity		
17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
17	designated areas)	INU	is designated but no drait plan
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	N/A	Not asked in Call for Sites 2014
10	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	Field
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	lative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 410
	years, what has been the level of housing growth in		Number of houses in 2016: 454
	the parish?		Percentage growth: 10.73%
	 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	G	Number of houses in 2016: 454
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 3
	 Less than 5% growth (G) 		Percentage growth: 0.66%
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	ical Constraints		
22	Are there any physical constraints or permanent	G	
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Rolat	works, topography or wind turbines. ionship to Settlement		
23	Would development of the site be complementary to	G	
ZJ	the existing settlement pattern, and would it have an	9	
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Aaric	ultural Land Quality	l	l
24	Would the development impact on high quality	R	Grade 1
-T	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 30, 4 or 3 (A) 50% or more in Grade 1, 2 or 3a (R) 		
		I	

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STAG	AGE 2 ASSESSMENT				
	This stage further assesses the site's suitability using comments from technical specialists. A red rating for				
	uestion does not mean that the site will be automatically		d at this stage as the ratings across		
	2B will be looked at as a whole using planning balance				
25	sport and Access to Services Facilities and 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	John Donne Cof E Lower School		
	 Yes, in the settlement (G) 				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
	settlement (R)				
25b	Does the settlement have a Middle school (if	A	Alban Academy		
	applicable)?				
	• Yes, in the settlement (G)		· · · · · · · · · · · · · · · · · · ·		
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) Other established quaitable (A) 				
25c	Other catchment school available (A)	A	Sandy Upper School		
250	Does the settlement have a Secondary/ Upper school?	A	Sandy Opper 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	А	Sandy		
	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?	А			
	Town Centre/ Supermarket (G)				
	 Convenience Store / Post Office / Newsagent 				
	(A) • None (R)				
27	Distance to bus stops with a frequent service (at	A			
	least hourly at peak times):	~~			
	Less than 400m (G)				
	• 400m-800m (A)				
	• Over 800m (R)				
	OR submission form stated that improved				
	public transport facilities could be provided as				
	part of the development (G)				
28	Distance to nearest train station:	R			
	• Less than 800m (G)				
	• 800m-1200m (A)				
	Over 1200m (R)				
29	Is the site accessible from the existing road network?	G	Access from Walnut Close/The		

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			Barns
Scho	ool Capacity		
30	Do the local schools have capacity at all tiers?	A	Lower school land is likely to be required as the existing lower school site might struggle to accommodate expansion. There is some existing capacity in the middle and upper school phases although this may be taken up with other development within Sandy and the proposed change from 3- tier to 2-tier in the town
31	If not, has a commitment been made to address this?	A	Nothing on submission form
	er Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drair	nage and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) ronmental Health	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and will there be any remediation required?		
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Transport Depot Noise
	ronmental Constraints		
		Δ	Scope for development if designed
Envir 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	to safeguard existing residential area and secures strong rural edge to west.

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	What would the impacts of development be on any	G	archaeological potential but this
	heritage assets and their setting?	Arch:	would not prevent allocation
	Are there any opportunities for enhancement of	A	providing appropriate mitigation is
	these assets?		undertaken.
			No comment from Heritage.
38	Ecological Assets	G	Retain, buffer & enhance existing
	What would the impacts of development be on any		trees / hedgerows
	biological, geological or ecological assets and are		-
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	G	No GI comments
	Are there any potential conflicts with open space,		No loss of Leisure Strategy open
	leisure designations or Rights of Way? Is there		space.
	capacity to provide the required levels of open space		Potential major cumulative impact
	and green infrastructure?		on Blunham, which has limited and
			old formal play and sports facilities.
			New dev should provide
			appropriate facilities.
Mine	rals and Waste		
40	What would the impacts of development be on	A	Within MSA
τu	safeguarded minerals and waste sites, including		Within MOA
Dian	mineral safeguarding sites?		
	ning History	1	
41	What is the sites planning history? (For example		16/04657/OUT approved subject to
	planning applications and submissions to previous		S106 for 9 bungalows
_	Allocations Plans)		
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The southern portion of this site is clearly more strongly related to the existing settlement, whilst the northern portion is less strongly related. Although the southern portion already has planning permission, the site has been retained in the Call for Sites process to consider the merits of the entire site including the part without planning permission. This assessment has identified that the site lies within Grade 1 Agricultural Land. Concerns have also been raised over Lower School provision in Blunham. The Environmental Health Team has suggested that there may be an issue with noise from the nearby Transport Depot which is likely to require further assessment. To mitigate the landscape impact, landscape colleagues have suggested use of a strong rural edge to the west to safeguard the existing residential area whilst also securing a strong rural edge. It has been noted that the site has multi-period archaeological potential, but this would not prevent allocation providing appropriate mitigation is undertaken. In addition to this the site is identified as within a Minerals and Waste Safeguarding Area. Therefore the site will be considered further as part of this process.

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 	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		

1	• Low (A) Marginal viability with likely residual	benchmark land values and as
	 Low (A) Marginal viability, with likely residual land value close to benchmark land value 	such the report indicates that such
		development would likely be viable.
	 Very Low (R) Likely residual value well below benchmark land value 	
Achie	vability	
44	Are there any market factors which would affect	The Council's Residential
	deliverability?	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%.
45	When can the scheme realistically commence delivery?	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
	0 to 5 years (deliverable)	
	 6 to 10 years 	
	 11 to 15 years 	
	• 15 to 20 years	
	Outside Plan Period	

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46	What is the indicative build out time of the site?	All 15 dwellings in one year The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does	the site pass this stage?	Yes

SUMMARY

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

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

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

Site Assessment Framework for HOUSING¹⁵

Site details	Site details					
Reference Number	ALP222					
Site Name	The Hill					
Site Address	Land North of The Hill					
Settlement	Blunham					
Size	Submitted Developable Area: 1.4ha Submitted Whole Site Area:1.4 ha Measured GIS Area:1.49 ha					
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.

OTAO				
	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	No	Number of proposed dwellings as per proforma: 45 dwellings Number of proposed dwellings as per CBC methodology: 34 dwellings	
	this is smaller.			
	Risk (All sites which reach Stage 2 will be subject to the		ntial lest)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No		
3	Is more than 50% of the site at risk from surface water flooding?	No		
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	None	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None	
Does	the site continue to next stage?		Yes	

STAGE 1B ASSESSMENT

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¹⁵ 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 more¹⁶.

Relat	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site lies on the boundary of the settlement envelope. It is well related to Blunham.
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	E 1C ASSESSMENT			
This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹⁷ .				
Critica	Critical Infrastructure			
8	Can the site meet the critical infrastructure	А	This information was not asked for	
1	requirements that will enable delivery ¹⁸ ?		in Call for Sites 2014	
Does th	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.

Availa	ability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole land owner intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	None stated on form
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	None
Does	the site continue to next stage?		Yes

STAGE 1E ASSESSMENT

¹⁶ 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 <u>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages_towns_and_cities.pdf</u>)
¹⁷ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

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.

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. Greenbelt 13 Is the site located within the Green Belt? No 14 If answer to question 13 is yes, then does the site lie N/A 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. 15a Does the site have all of the following merits that N/A 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.* 15b Sites which have support from the local community N/A 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 guestion 15a will automatically progress through this stage to be considered further at Stage **2**.¹⁹ 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.

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

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

 The state identified as a housing allocation in an emerging Neighbourdo Plan? Response to the order plant of the state in the order plant of the state identified as a housing allocation in an emerging Neighbourdo Plan? Rommunity Consultation Has any community consultation taken place? Hyse, provide brief details on the form this consultation took and any overall community response. Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc). Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? Less than 5% growth (A) More than 20% growth (A) More than 20% growth (A) More the last ten years as a percentage of the dwellings in April 2006 (as calculated using completions data). What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? Less than 5% growth (C) 5% to 20% growth (R) Less than 5% growth (R) Strice scalculated by working out the total number of outstanding permissions as of April 2016 as percentage of the total number of outstanding permissions as of April 2016 as percentage of the total number of abuellings in April 2016 (as calculated the site's developability? For example pylons, gas works, sewage treatment works, topgraphy or wind turbines. Relationship to Settlement the settlement's built or natural form? Yould development of the site be complementary to the existing settlemen	17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
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		•		
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Thing	stage further economic the site's suitchility using commo	nto from	tachnical analialista. A rad rating for	
	stage further assesses the site's suitability using comme uestion does not mean that the site will be automatically			
	2B will be looked at as a whole using planning balance		u at this stage as the fattings across	
	sport and Access to Services	•		
25	Facilities and services			
23		of the of	to for housing. It links to the	
	Question 26 considers the suitability and sustainability	or the si	te for housing. It links to the	
	Council's Settlement Hierarchy Audit.			
	la successive for a factor of the same state of			
05	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	John Donne Cof E Lower School	
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	 No, but an adjoining settlement does (A) 			
	 Not in the settlement or an adjoining 			
	settlement (R)			
25b	Does the settlement have a Middle school (if	A	Alban Academy	
	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	A	Sandy Upper School	
	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		A	Sandy	
25u	Does the settlement have a GPs surgery or medical centre?	A	Sandy	
	• 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?	A		
	 Town Centre/ Supermarket (G) 			
	Convenience Store / Post Office / Newsagent			
	(A)			
	None (R)			
27	Distance to bus stops with a frequent service (at	А		
	least hourly at peak times):			
	 Less than 400m (G) 			
	• 400m-800m (A)			
	• Over 800m (R)			
	OR submission form stated that improved			
	public transport facilities could be provided as			
	part of the development (G)			
28	Distance to nearest train station:	R		
	Less than 800m (G)			
	 800m-1200m (A) 			
20	Over 1200m (R)	C		
29 Saha	Is the site accessible from the existing road network?	G	Access The Hill	
	ol Capacity			
30	Do the local schools have capacity at all tiers?	A	Lower school land is likely to be	
			required as the existing lower	

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			school site might struggle to accommodate expansion. There is some existing capacity in the middle and upper school phases although this may be taken up with other development within Sandy and the proposed change from 3- tier to 2-tier in the town
31	If not, has a commitment been made to address this?	A	Nothing on submission form
Water	¹ Utilities (Gas, Electricity and Broadband Infrastruct	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	et)	
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) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be 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)	G	No Issues
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	Some scope for limited development extending to adjacent developed boundary, if set within green infrastructure.
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?	Her: R Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Objection from Heritage- Impact

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			on setting of Conservation Area and Listed Buildings
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Retain, buffer & enhance existing trees / hedgerows
39	Open space/leisure and Gl assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G/A	RoW running through site, design would need to enhance RoW corridor. No loss of Leisure Strategy open space. Potential major cumulative on Blunham, which has limited and old formal play and sports facilities. New dev should provide appropriate facilities.
Miner	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Within MSA
Plann	hing History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development? This site is not suitable for development. Development here would have a significant impact on the setting of Listed Buildings and the wider Conservation Area. It is not considered that this scale of impact could be mitigated. Concerns have also been raised over Lower School provision in Blunham. In addition to this a large part of the site is situated within Grade 1 Agricultural Land and the site is within in Minerals and Waste Safeguarding Area and mitigation may be required as the site has multi-period archaeological potential.

Site Assessment Framework for HOUSING²⁰

Site details		
Reference Number	ALP374	
Site Name	Land north of The Hill	
Site Address	Land off Walnut Close and The Barns	
Settlement	Blunham	
Size	Submitted Developable Area: 1.9 ha Submitted Whole Site Area: 2.1 ha Measured GIS Area: 1.8 ha	
Proposed Use	Residential	
Any other information	Includes submission ALP216	

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.			
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: 50 – 60 dwellings Number of proposed dwellings as per CBC methodology: 43 dwellings	
Flood	Risk (All sites which reach Stage 2 will be subject to th	e Seque	ntial Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No		
3	Is more than 50% of the site at risk from surface water flooding?	No		
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	None	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None	
Does	the site continue to next stage?		Yes	

STAGE 1B ASSESSMENT

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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 .			
	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?	R	The site adjoins the settlement envelope to the south. Whilst the southern portion of the site is fairly well related to the settlement, the northern part of the site is less well related. It would only be suitable to take forward a portion of this site. The portion of this site which is considered appropriate for further consideration is the portion submitted as ALP216, or part of it. Therefore this site will not be considered, however submission ALP216 will be considered.	
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	

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²¹ 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 HOUSING²²

Site details	Site details					
Reference Number	ALP376					
Site Name	Land West of Station Road					
Site Address	Land West of Station Road					
Settlement	Blunham					
Size	Submitted Developable Area: 4.6ha Submitted Whole Site Area: 5ha Measured GIS Area: 4.5ha					
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.			
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: 120 dwellings Number of proposed dwellings as per CBC methodology: 81 dwellings	
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No		
3	Is more than 50% of the site at risk from surface water flooding?	No		
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	None	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None	
Does	the site continue to next stage?	•	Yes	

STAGE 1B ASSESSMENT

 $^{{}^{\}rm Page}28$

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²³.

Relat	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	This site adjoins the settlement envelope boundary on three sides. The site is well related to Blunham.
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 ²⁴ .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	A	This information was not asked for		
	requirements that will enable delivery ²⁵ ?		in Call for Sites 2014		
Does the site continue to next stage? Yes			Yes		

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Availability 9 What is the existing use of the site? Would the existing use limit the development potential? G Vacant Field

10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole land owner intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	None stated.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	
Does	the site continue to next stage?		Yes

STAGE 1E ASSESSMENT

²³ 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 <u>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf</u>)
²⁴ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

²⁴ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.
²⁵ This is an assessment based on the informative large la

²⁵ 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.

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. Greenbelt 13 Is the site located within the Green Belt? No 14 If answer to question 13 is yes, then does the site lie N/A 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. 15a Does the site have all of the following merits that N/A 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.* 15b Sites which have support from the local community N/A 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 guestion 15a will automatically progress through this stage to be considered further at Stage 2.²⁶ 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	Field	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	 25% - 0% (Greenfield) (R) 			
Comr	Community			

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

17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
17	designated areas)		is designated but no drait plan
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	N/A	Not asked in Call for Sites 2014
	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	Field
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 410
	years, what has been the level of housing growth in		Number of houses in 2016: 454
	the parish?		Percentage growth: 10.73%
	 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	G	Number of houses in 2016: 454
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 3
	 Less than 5% growth (G) 		Percentage growth: 0.66%
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	ical Constraints	0	
22	Are there any physical constraints or permanent	G	
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Dalat	works, topography or wind turbines.		
23	Would development of the site be complementary to	G	
23	the existing settlement pattern, and would it have an	9	
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Aaric	cultural Land Quality	I	l
24	Would the development impact on high quality	R	Grade 1
	agricultural land?		
	• 50% or more in non-agricultural land (G)		
	- · · ·		
	\bullet 50% of more in Grade 3b 4 or 5 (A)		
	 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 		

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Thie	stage further assesses the site's suitability using comme	nts from	technical specialists. A red rating for	
	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.			
	sport and Access to Services	<u>, </u>		
25	Facilities and services			
20	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	John Donne Cof E Lower School	
200	• Yes, in the settlement (G)	Ŭ		
	 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	A	Alban Academy	
	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	A	Sandy Upper School	
	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	A	Sandy	
	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?	А		
20	Town Centre/ Supermarket (G)	/		
	Convenience Store / Post Office / Newsagent			
	(A)			
27	None (R) Distance to bus stops with a frequent service (at	A		
21		A		
	least hourly at peak times):			
	• Less than 400m (G)			
	• 400m-800m (A)			
	• Over 800m (R)			
	OR submission form stated that improved			
	public transport facilities could be provided as			
•	part of the development (G)	_		
28	Distance to nearest train station:	R		
	 Less than 800m (G) 			
	 800m-1200m (A) 			
	 Over 1200m (R) 			
29	Is the site accessible from the existing road network?	G	Access from Old Station Court	
Scho	ol Capacity			
30	Do the local schools have capacity at all tiers?	A	Lower school land is likely to be	

			school site might struggle to
			accommodate expansion. There is
			some existing capacity in the
			middle and upper school phases
			although this may be taken up with
			other development within Sandy
			and the proposed change from 3-
			tier to 2-tier in the town
31	If not, has a commitment been made to address	А	Nothing on submission form
•	this?		
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			· · · · · · · · · · · · · · · · · · ·
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
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) 		
	onmental Health	I	
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	G	No immediate identifiable issues
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	cause conflict with the proposed use? (for example; noise and smell)		
	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints		
Envir 36	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character	G	Scope for development – would
	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the	G	need to ensure effective landscape
	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any	G	
	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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	G	need to ensure effective landscape
	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any	G	need to ensure effective landscape
	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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	G	need to ensure effective landscape
	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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	G Her:	need to ensure effective landscape
36	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology		need to ensure effective landscape screen to mitigate views from west. Site has multi-period
36	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any	Her: G	need to ensure effective landscape screen to mitigate views from west. Site has multi-period archaeological potential but this
36	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	Her: G Arch:	need to ensure effective landscape screen to mitigate views from west. Site has multi-period archaeological potential but this would not prevent allocation
36	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: G	need to ensure effective landscape screen to mitigate views from west. Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is
36	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	Her: G Arch:	need to ensure effective landscape screen to mitigate views from west. Site has multi-period archaeological potential but this would not prevent allocation

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38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Grade 1 land, potential impact on farmland species, enhancements possible
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	Adjacent to existing Cemetery, and National Cycle Network Route 12. Design would need to relate positively to both. No loss of Leisure Strategy open space. Potential major cumulative on Blunham, which has limited and old formal play and sports facilities. New dev should provide appropriate facilities.
Miner	als and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Within MSA
Plann	hing History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		none
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

As no major constraints have been identified with this site it is considered worthy of further assessment, however the need for mitigation in relation to the identified constraints is noted. This assessment has identified that the site is within Grade 1 Agricultural land and it also lies within a Minerals and Waste Safeguarding Area. Concerns have also been raised over Lower School provision in Blunham and the site has multi-period archaeological potential but this would necessarily preclude allocation providing that appropriate mitigation is undertaken. Whilst the Council's Ecologist has raised concerns over the potential impact on farmland species, it is considered that ecological enhancements are possible.

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.
Achievability			
44	Are there any market factors which would affect deliverability?		The Council's Residential



		 Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within 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-
		within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	 When can the scheme realistically commence delivery? 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 	0 to 5 years
46	What is the indicative build out time of the site?	All 15 dwellings in one year 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

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		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

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Site Assessment Framework for HOUSING²⁷

Site details		
Reference Number	NLP061	
Site Name	Land at Barford Road	
Site Address	Barford Road	
Settlement	Blunham	
Size	Submitted Developable Area: 3.31ha Submitted Whole Site Area: 3.31ha Measured GIS Area: 3.2ha	
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	E 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
	sional Site Capacity		ict with hational policy designations.			
1						
•	Is the site likely to accommodate less than 10 dwellings?	INO	Number of proposed dwellings as per proforma:			
	Work out the number of new homes from site size		per protorma.			
			20 Dwellinge			
	using density of 30dph and exclude up to 40 %		80 Dwellings			
	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		Number of proposed dwellings as			
	Up to 0.4 hectare 100%		per CBC methodology:			
	 0.4 to 2 hectares 80% 					
	 2 hectares or above 60% 		58 dwellings			
	Note: for this calculation use the submitted					
	Developable Area, or the area measured in GIS if					
	this is smaller.					
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2	No				
	or 3?					
3	Is more than 50% of the site at risk from surface	No				
	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	None			
	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	None			
	of Outstanding Natural Beauty?					
Does	the site continue to next stage?		Yes			
	5					

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

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²⁷ 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 more²⁸.

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 borders the settlement envelope boundary to the south east, and is fairly well related to Blunham.		
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		

STA	GE 1C ASSESSMENT				
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ²⁹ .				
Criti	Critical Infrastructure				
8		G	Access will be needed with Barford		
	requirements that will enable delivery ³⁰ ? Road				
Does	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				
deve	lopment where there are no legal or ownership problems	and the	landowner has expressed an		
intent	tion to develop the site.				
Avail	ability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Field		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	No land owner details given but intent to develop is stated.		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G			
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	16/04323/OUT for 79 dwellings has been approved.		
Does	the site continue to next stage?	•	No		

²⁸ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages towns and cities.pdf)
²⁹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

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

³⁰ This is an 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 HOUSING³¹

Site details		
Reference Number	NLP102	
Site Name	Land South of Barford Road	
Site Address	Land South of Barford Road	
Settlement	Blunham	
Size	Submitted Developable Area:1.63 ha Submitted Whole Site Area: 1.63ha Measured GIS Area: 1.7ha	
Proposed Use	Residential	
Any other information	Same as ALP176	

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.				
Provis	Provisional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 49 dwellings Number of proposed dwellings as per CBC methodology: 39 dwellings		
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 or 3?	No			
3	Is more than 50% of the site at risk from surface water flooding?	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	None		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None		
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

 $^{{}^{\}rm Page}39$

³¹ 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 more³².

Relat	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	On the edge of the settlement envelope and well related to Blunham.		
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		

STA	GE 1C ASSESSMENT			
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³³ .			
Criti	Critical Infrastructure			
8	Can the site meet the critical infrastructure	G	Not considered to be any critical	
	requirements that will enable delivery ³⁴ ? infrastructure requirements			
Does	Does the site continue to next stage? Yes			

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? 9 G **Open Field** Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Land owner 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 None stated. delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for R 16/04369/OUT has been approved the proposed use? If yes, then score as Red for 44 dwellings because it's not eligible for allocation. Does the site continue to next stage? No

³² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages towns and cities.pdf)
³³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

³³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

³⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Site Assessment Framework for HOUSING³⁵

Site details		
Reference Number	NLP150	
Site Name	Land at Station Road	
Site Address	Land at Station Road	
Settlement	Blunham	
Size	Submitted Developable Area: 1.94 ha Submitted Whole Site Area: 1.94 ha Measured GIS Area: 1.94 ha	
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 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% • 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: 20 dwellings (applied a low density) Number of proposed dwellings as per CBC methodology: 47 dwellings		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No			
3	Is more than 50% of the site at risk from surface water flooding?	No			
	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	None		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None		
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

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³⁵ 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 more³⁶.

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

STAGE 1C ASSESSMENT				
This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³⁷ .				
Criti	Critical Infrastructure			
8	Can the site meet the critical infrastructure	G	Access will be needed with Barford	
	requirements that will enable delivery ³⁸ ?		Road	
Does the site continue to next stage?			Yes	

STAGE 1D ASSESSMENT

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

Availability			
9	What is the existing use of the site?	G	Field
	Would the existing use 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	Sole land owner intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	None stated.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	
	because it's not eligible for allocation.		
Does	Does the site continue to next stage?		Yes

STAGE 1E ASSESSMENT

³⁶ 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 <u>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages_towns_and_cities.pdf</u>)
³⁷ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

³⁷ 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.

³⁸ 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.

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. Greenbelt 13 Is the site located within the Green Belt? No 14 If answer to question 13 is yes, then does the site lie N/A 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. 15a Does the site have all of the following merits that N/A 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.* 15b Sites which have support from the local community N/A 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 guestion 15a will automatically progress through this stage to be considered further at Stage 2.³⁹ Does the site continue to next stage? Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

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

³⁹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

47	Neighboughood Dispring (anti-spitz-the-in-	Ne	le designated but as dreft also
17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
	designated areas)		
	Is the site identified as a housing allocation in an		
40	emerging Neighbourhood Plan?	Na	
18	Community Consultation	No	
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.	No	Field
19	Sustainability of Settlement	No	Field
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and facilities (for example, employment, retail, public		
	house etc)		
Cum	Jative Impact		
20			Number of houses in 2006: 410
20	Considering housing completions over the past 10	A	Number of houses in 2006. 410
	years, what has been the level of housing growth in the parish?		Percentage growth: 10.73%
	Less than 5% growth (G)		r ercentage growth. 10.75%
	Ŭ ()		
	• 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	G	Number of houses in 2016: 454
21	outstanding permissions (as of April 2016) were to	9	Number of outstanding completions
	be completed?		in 2016: 3
	Less than 5% growth (G)		Percentage growth: 0.66%
	 5% to 20% growth (A) 		Tercentage growth. 0.00%
			~
	• 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	
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relati	ionship to Settlement	I	
23	Would development of the site be complementary to	R	Development of this site would
	the existing settlement pattern, and would it have an		change the historic settlement
	adverse impact on any historic, unique or distinctive		pattern of Blunham in relation to
	characteristics of the settlement's built or natural		the setting of Blunham Court.
	form?		
Aaric	ultural Land Quality	1	
24	Would the development impact on high quality	А	The site is fully within Grade 3
- •	agricultural land?		Agricultural Land. The most recent
	• 50% or more in non-agricultural land (G)		data from Natural England does not
		1	
	•		
	• 50% of more in Grade 3b, 4 or 5 (A)		sub-classify Grades 3a and 3b.
	•		

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STAC	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.			
	port 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	John Donne Cof E Lower School	
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	• No, but an adjoining settlement does (A)			
	Not in the settlement or an adjoining			
	settlement (R)			
25b	Does the settlement have a Middle school (if	А	Alban Academy	
	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	А	Sandy Upper School	
	school?			
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	 No, but an adjoining settlement does (A) Other settlement asheel qualitable (A) 			
25d	Other catchment school available (A) Does the settlement have a GPs surgery or medical	A	Sandy	
25u	centre?	A	Sanuy	
	• 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?	А		
	 Town Centre/ Supermarket (G) 			
	Convenience Store / Post Office / Newsagent			
	(A)			
	None (R)			
27	Distance to bus stops with a frequent service (at	А		
	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			
20	part of the development (G)	Р		
28	Distance to nearest train station:	R		
	 Less than 800m (G) 200m (A) 			
	• 800m-1200m (A)			
20	Over 1200m (R) In the site approxible from the sylating road network?	<u> </u>	Van Station Dand	
29	Is the site accessible from the existing road network?	G	Yes Station Road	
	ol Capacity	Δ	Lower echoel land in likely to be	
30	Do the local schools have capacity at all tiers?	А	Lower school land is likely to be	

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·			
31 Water 32	If not, has a commitment been made to address this? Tutilities (Gas, Electricity and Broadband Infrastruc Is there the capacity to provide all required infrastructure for waste water and potable water?	A ture will R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of
			available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
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) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Envir	onmental Health	I	
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)	G	No Issues
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	Very limited scope for development in landscape terms – site contains parkland trees, good hedgerow boundaries and forms setting to Blunham Court.
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?	Her: R Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.

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38	Ecological Assets What would the impacts of development be on any	A	Objection from heritage - Impact on setting of Blunham House (listed) 20 units, low density, retain existing habitat, woodland / hedgerows		
	biological, geological or ecological assets and are 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	Woodland cover over much or site, would need to retain / enhance / buffer, limiting developable area. No loss of Leisure Strategy open space. Potential major cumulative on Blunham, which has limited and old formal play and sports facilities. New dev should provide appropriate facilities.		
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		
Plan	Planning History				
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		none		
Does	Does the site continue to next stage?		No		

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

This site is not appropriate for development; it is identified as important green space in the Blunham Conservation Area Appraisal. Development of this site would have a negative impact on the setting of the Grade II listed building Blunham House. The site contains parkland trees and good hedgerow boundaries and forms the setting to Blunham Court; development here would change the nature of the historic settlement pattern of Blunham.

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