



Site Assessment Forms

Caddington



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Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP026
Site Name	Land South of Markyate Road, Slip End
Site Address	Markyate Road, Slip End, Caddington, Central Bedfordshire, LU1
Settlement	Caddington
Size	Submitted Developable Area: 1.71ha Submitted Whole Site Area: 1.71ha Measured GIS Area: 1.70ha
Proposed Use	Residential
Any other information	On the same land as NLP017

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			100
			Number of proposed dwellings as per CBC methodology:
			40

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

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

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	ALP099
Site Name	Land to Rear of 100-116, Chaul End Road, Caddington
Site Address	Land Rear of Properties 74-116, Chaul End Road, Caddington
Settlement	Caddington
Size	Submitted Developable Area: 1.43ha Submitted Whole Site Area: 1.43ha Measured GIS Area: 1.41ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 50-60 Number of proposed dwellings as per CBC methodology: 34
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is situated on the northern edge of Caddington, in between a residential area and a residential park. The site could potentially be seen as a logical extension.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁵.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁶ ?	G	N/A
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	Gardens, orchard, backland
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	None
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	No planning apps

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/Locally-led_garden_villages_towns_and_cities.pdf)

⁵ 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.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	Yes	100% within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	
15a	<p>Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?</p> <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	No	<ul style="list-style-type: none"> • Caddington has a shop, a lower school, GP's surgery and a post office • Does not make a strong contribution • Does have access to a key road
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁷	No	Does not have support from a Neighbourhood Plan
Does the site continue to next stage?			No

⁷ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Site Assessment Framework for HOUSING⁸

Site details	
Reference Number	ALP143
Site Name	Land North West of Caddington
Site Address	Land off Dunstable Road, Caddington
Settlement	Caddington
Size	Submitted Developable Area: 11.1ha Submitted Whole Site Area: 11.1ha Measured GIS Area: 7.9ha
Proposed Use	Residential
Any other information	On similar land as NLP148

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:
			250
			Number of proposed dwellings as per CBC methodology:
			142

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site extends away from the west of Caddington and north eastwards into greenfield land and is immediately adjacent to land used for allotment purposes. The site lies partially within two different allocations with Caddington and Slip End's Neighbourhood Plan. One being classified as having low suitability while the other having medium level suitability.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs¹⁰.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ¹¹ ?	G	N/A
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
10	Is the land controlled by a developer or land owner	G	Intent on developing the site.

⁹ 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)

¹⁰ 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.

¹¹ 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.

	who has expressed an intention to develop the site?		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No issues
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	Site does not already have planning permission.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	Yes	100% within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes	<ul style="list-style-type: none"> • Settlement has one primary school, one secondary school, one key health facility and one health clinic, 2 community facilities • Makes a strong contribution to Luton HMA (250) • Has access onto Dunstable Road
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹²	No	As part of Caddington and Slip End's neighbourhood plan the site is situated on an area of land identified as having low suitability and average suitability for housing
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

¹² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	100% greenfield, therefore is not PDL
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Community

17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	Yes	As part of Caddington and Slip End's neighbourhood plan the site is situated on an area of land identified as having low suitability and average suitability for housing
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation has taken place
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	Would not result in the loss of services or have a negative impact on sustainability of the settlement

Cumulative Impact

20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	G	No. Houses 2006: 1,632 No. Houses 2016: 1,702 % Growth: 4.29%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	R	No. Houses 2016: 1,702 Outstanding Completions: 377 % Growth: 22.15%

Physical Constraints

22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints
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Relationship to Settlement

23	Would development of the site be complementary to the existing settlement pattern, and would it have an	A	The site is not very complimentary to the settlement as the extends
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	adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?		away from the main residential area of Caddington, however the site also connects a small residential area to the north east of the site to Dunstable Road to the south. the site would have a negative impact on the natural form, resulting in the loss of views from nearby existing dwellings.
Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	<p>100% Grade 3</p> <p>The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber</p>

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	Caddington has one primary school
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Does not have a middle school but secondary school is present
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	G	Settlement has a secondary school
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	Contains key health facilities
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent 	A	Contains convenience stores

	(A) • None (R)		
27	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G)	A	Site is 559 metres away from the nearest bus stop
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)	R	Site is over 1,200m away from the nearest train station
29	Is the site accessible from the existing road network?	G	Has direct access to Dunstable Road
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Primary and secondary places ok at the moment
31	If not, has a commitment been made to address this?	A	Development is likely to create a need for expansion.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? • 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
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Former claybrick/tiles manufacture then quarry/unknown filled pit. Former landfill in vicinity (now used as Folly Lane caravan park)
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting Comments

Environmental 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?	R	Detrimental impact on and setting to the AONB. Site area within AONB in part (Folly Wood), remainder forming setting to AONB. Parcels 2.3.4.5. Form crucial landscape buffer between existing settlement envelope and wider rural landscape rising to north and including AONB.
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?	H – G A - A	Heritage: OK Archaeology: Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	Old pasture, GCN/ reptile records. BAP species adj CWS. Unused grassland, likely to have high ecological value for foraging given location.
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Parish GI plan aspirations to create new recreation ground off Dunstable Road, and create accessible wildlife area to buffer Folly Wood and link to new recreation ground
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Gypsy and Traveller Provision			
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site which features uneven topography is adjacent to Folly Wood which forms a County Wildlife Site and is within the immediate setting of the AONB. The site features unused grassland and areas of natural planting which buffers the hard edge of the settlement from the Area of Outstanding Natural Beauty, contributing towards the transition between built development and the open countryside. Great weight is given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty and the conservation and wildlife and cultural heritage are important considerations in all these areas. Although this site is beyond the AONB development within the site has the potential to affect the value of the AONB, visually due to its proximity and the sites likely high ecological value.

It is considered that the site would harm the character and appearance of the area, including the intrinsic character and beauty of the countryside. Furthermore it is considered that development within this likely ecologically sensitive site would unlikely achieve a net gain for biodiversity. When considering the benefits of development of the site when considering the scale of the site, it is considered that the benefits of development would not outweigh the identified harm.

Site Assessment Framework for HOUSING¹³

Site details	
Reference Number	ALP207
Site Name	Land Near Chaul End Road/ A505/Caddington
Site Address	Hatters Way/A505/Chaul End Road, Lu1 4AX
Settlement	Caddington
Size	Submitted Developable Area: 10ha Submitted Whole Site Area: 14ha Measured GIS Area: 13.4ha
Proposed Use	Residential, possible Park and Ride facilities
Any other information	Previously submitted in 2014, also included in Bushwood proposals, NLP174

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 50-300
			Number of proposed dwellings as per CBC methodology: 180

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

¹³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹⁴.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is separated from the main settlement of Luton by the M1 and is on the fringes of the settlement. Access to Luton would only be from the north and significant improvements to the road network would need to be made, plus access is only direct onto the A505 from the northern point of the site, the remainder of the site is isolated. Therefore in isolation the site is not a logical extension to either Luton or Caddington and Chaul End.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.
Does the site continue to next stage?			No

¹⁴ 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 HOUSING¹⁵

Site details	
Reference Number	ALP261
Site Name	Top Valley Lodge
Site Address	Top Valley Lodge, Chaul End, Caddington, Luton
Settlement	Caddington
Size	Submitted Developable Area: 0.54ha Submitted Whole Site Area: 0.54ha Measured GIS Area: 0.55ha
Proposed Use	
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			16
			Number of proposed dwellings as per CBC methodology:
			13

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹⁶.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is to the north of Caddington and lies over 1km away from the main settlement of Caddington and is also isolated from Luton, therefore the site does not represent a logical extension to any settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			No

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 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

Site Assessment Framework for HOUSING¹⁷

Site details	
Reference Number	ALP286
Site Name	Land East of Chaul Road
Site Address	Caddington, LU1 4AS
Settlement	Caddington
Size	Submitted Developable Area: 7.88ha Submitted Whole Site Area: 7.88ha Measured GIS Area: 8.9ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:
			156 (40 – for smaller allocation)
			Number of proposed dwellings as per CBC methodology:
			141

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

¹⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹⁸.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site as a whole extends northwards away from Caddington and away from the frontage of the road and would overshadow the small number of dwellings that exist to the west of the site, The southern portion of the site along the frontage of Chaul End is more suitable however a portion of this size would not provide enough housing within the Greenbelt.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			No

¹⁸ 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 HOUSING¹⁹

Site details	
Reference Number	ALP306
Site Name	Land to The Rear of 72-114 Chaul End Road, Caddington
Site Address	Land to the Rear of 72-114 Chaul End Road, Caddington
Settlement	Caddington
Size	Submitted Developable Area: 1.4ha Submitted Whole Site Area: 1.4ha Measured GIS Area: 1.41ha
Proposed Use	Residential
Any other information	Same as ALP099

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: Approx. 40 Number of proposed dwellings as per CBC methodology: 34
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

¹⁹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁰.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is situated on the northern edge of Caddington, in between a residential area and a residential park. The site could potentially be seen as a logical extension.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs²¹.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ²² ?	G	N/A
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	Gardens, orchard, backland
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	None.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	No planning apps

²⁰ 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)

²¹ 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.

²² This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	Yes	100% within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	
15a	<p>Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?</p> <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	No	<ul style="list-style-type: none"> • Caddington has three of these services • Does not make a strong contribution • Has access onto a key road.
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ²³	No	Is not supported by a Neighbourhood Plan
Does the site continue to next stage?			No

²³ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Site Assessment Framework for HOUSING²⁴

Site details	
Reference Number	ALP455
Site Name	Land at Dunstable Road Caddington
Site Address	Incorporates No.171 Dunstable Road, Old Wyevale Site and 2 No. Bungalows, LU1 4AN
Settlement	Caddington
Size	Submitted Developable Area: 7.5ha Submitted Whole Site Area: 7.5ha Measured GIS Area: 6.7ha
Proposed Use	Mixed: Part Residential, Part Commercial
Any other information	The site can be considered for a mixed use – This would be up to CBC and discussion. Site was a previous submission.

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma: Not stated
			Number of proposed dwellings as per CBC methodology: 120

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

²⁴ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁵.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is located to the west of Caddington however it is isolated from the main settlement by agricultural land but no major physical constraints exist. The site is not a logical extension and there are no other submissions that could help join the submission to the settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.
Does the site continue to next stage?			No

²⁵ 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 HOUSING²⁶

Site details	
Reference Number	NLP017
Site Name	Land to the Rear of, and Including, Cotswold Business Park
Site Address	Cotswold Business Park, Millfield Lane, Caddington, Bedfordshire
Settlement	Caddington
Size	Submitted Developable Area: 4.14ha Submitted Whole Site Area: 4.14ha Measured GIS Area: 4.14ha
Proposed Use	Residential
Any other information	Overlaps ALP026

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 300-350 Number of proposed dwellings as per CBC methodology: 75
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

²⁶ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁷.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site lies to the west of Caddington approx. 300m away from the settlement and therefore does not represent a logical extension to any settlement due to its isolated location.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.
Does the site continue to next stage?			No

²⁷ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

Site Assessment Framework for HOUSING²⁸

Site details	
Reference Number	NLP148
Site Name	Caddington Oaks
Site Address	Dunstable Road, Caddington
Settlement	Caddington
Size	Submitted Developable Area: 20ha Submitted Whole Site Area: 28ha Measured GIS Area: 28ha
Proposed Use	Residential
Any other information	On the same land as ALP143 and NLP151

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			400
			Number of proposed dwellings as per CBC methodology:
			360

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No Designations are found on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The north eastern corner of the site is within an AONB
Does the site continue to next stage?			Yes

²⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site extends away from Caddington and does not form a logical extension to the settlement. Furthermore the site entails two sites put forward in Caddington's Neighbourhood Plan that are classified as 'Low' and 'Average' Suitability.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			No

²⁹ 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 HOUSING³⁰

Site details	
Reference Number	NLP151
Site Name	Land north west of Caddington
Site Address	Land north west of Caddington
Settlement	Caddington
Size	Submitted Developable Area: 44.62 Submitted Whole Site Area: 44.62 Measured GIS Area: 45.71
Proposed Use	Residential
Any other information	On the same land as NLP148

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:
			800
			Number of proposed dwellings as per CBC methodology:
			803

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Agent classified Folly Wood, which is present on site, as a county wildlife site but GIS does not indicate this as it is in the AONB
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	Over 50% of the site is within an AONB.
Does the site continue to next stage?			No

³⁰ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING³¹

Site details	
Reference Number	NLP174
Site Name	Inions Farm
Site Address	
Settlement	Caddington
Size	Submitted Developable Area: 87.9ha Submitted Whole Site Area: 119ha Measured GIS Area: 119.16ha
Proposed Use	
Any other information	Site is on the same land as NLP 436, which was submitted by the same agent. No submission form was provided for NLP 174 and it was suggested by the agent that we use the submission form for NLP 436 as they refused to replicate this information for NLP 174. However submission form for NLP 436 is for a much larger site compared to the plan given for NLP 174.

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: No figure given.
			Number of proposed dwellings as per CBC methodology: Total Developable Site area (Excluding County Wildlife Sites and Ancient Woodland): 87.9ha. 1,582 Dwellings

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% of Site located within flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	0% of Site located within flood zone 2 or 3

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site does not lie within a designation area
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site lies adjacent to the AONB
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The size of the site is of sufficient scale to be self contained
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	The site does cause a degree of coalescence between the village of Caddington and the edge of the Luton Built up area.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ³⁴ ?	A	There is insufficient information provided at this stage however, the site would require significant infrastructure to bring the site forward.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	Agricultural land and County Wildlife Sites (Badgerdell Wood and The Linces). County Wildlife Sites would be safeguarded from development.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site being promoted through the sold land owner
11	Are there any legal or ownership problems that could	G	None stated

³² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

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

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.

	delay or prevent development? If Yes, then can these be issues be realistically overcome?		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	None stated
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	Yes	
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	Although some elements of the GB make a weak contribution to the GB purpose overall it relatively well and therefore has not been put forward as making only a relatively weak, weak, or no contribution.
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	Yes	<p>The site does not adjoin a settlement albeit is in close proximity to Cardington which would contain 3 of the identified services although the site is of significant scale to be self sufficient so should support 3 or more of the identified services.</p> <p>The site does make a strong contribution to housing need in the Luton HMA</p> <p>The site is separated from Luton built up area by the M1 and therefore, it is not considered that either Luton Train Station or Luton Parkway Station are walkable from the site.</p> <p>The site does not have direct access to the A505 Hatters Way or the M1</p>
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ³⁵	No	Site is not supported by the Caddington and Slip End Neighbourhood Plan
Does the site continue to next stage?			Yes

³⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)**STAGE 2 ASSESSMENT**

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	No the site is arable land
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Community

17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Site not allocated in the draft Neighbourhood Plan
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	There has been significant consultation to the wider west of Luton development but not on this individual land parcel.
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	There would be no sustainability issues regarding loss of employment, retail or community facilities.

Cumulative Impact

20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	G	There has been 4.29% growth from 2006-16.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	R	22.15% outstanding applications

Physical Constraints

22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	Pylons and topography of the site form constraints for the development.
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Relationship to Settlement

23	Would development of the site be complementary to	A	Development would appear as a
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	the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?		new settlement within the open countryside.
Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	Over 50% of land is agricultural land Grade 3. The most recent data from natural England does not sub-classify Grades 3a and 3b. Therefore the site must be rated as Amber.

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	<p>The adjoining settlement Caddington has one Primary School.</p> <p>No details on the provision of a new school within the development provided.</p>
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	No details on the provision of a new school within the development provided. Other catchment is available.
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	<p>The adjoining settlement Caddington has one Secondary School.</p> <p>No details on the provision of a new school within the development provided.</p>
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	<p>One GP surgery within Caddington.</p> <p>No details on the provision of a new GP surgery or medical centre within the development.</p>
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	<p>New settlement.</p> <p>No details on the provision of a new GP surgery or medical centre within the development.</p>
27	Distance to bus stops with a frequent service (at least hourly at peak times):	R	Site is over 800m away from the nearest bus stop

	<ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 		
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Site is over 1,200 metres away from the nearest train station
29	Is the site accessible from the existing road network?	G	Directly accessible from Chaul End Road and Luton Road
School Capacity			
30	Do the local schools have capacity at all tiers?	A	School places likely to be required across all phases, new lower and middle sites may be required, depending on the size of development
31	If not, has a commitment been made to address this?	A	Financial contributions would be required
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	R	Level 2 assessment required
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting Comments
Environmental 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?	R	Open rural landscape forming important landscape buffer between Caddington and backdrop to M1 corridor / west Luton. Physical and visual coalescence of development must be resisted. Distinctive, exposed, elevated open plateau with distinct valley sides typical of local chalk escarpments and valleys. Valley forms green buffer natural containment of M1 corridor and Luton urban edge , potential visual coalescence of urban masses not acceptable.
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?	H - A	Heritage - Northern small apt of site (close to Chaul End Farm, LB) impact on setting of LB
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	Badgerdell Wood CWS, impact on farmland species. Opportunities for planned enhancements as such large site
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	Extensive network of RoW and watercourses across site. Flood risk corridors, visual impact on Wrest Park and Garden. Would require very good masterplanning to deliver GI benefit, enhancing access, watercourse and RoW network, and mitigating visual impact on historic environment.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Gypsy and Traveller Provision			
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site forms Grade 3 agricultural land, however the slip between Grade 3a and 3b of the agricultural land classification is unknown.

This Site lies to the west of Luton and to the east Caddington. Woodside and Slip End lie to the south. The area to the West is also designated as an Area of Outstanding Natural Beauty (the Chilterns AONB). This site is within the Green Belt, meaning exceptional circumstances would need to be demonstrated to alter Green Belt boundaries to allow development within this site.

This site is a Greenfield site largely falling within the landscape character area known as Caddington- Slip End Chalk Dipslope but does not include the area within the South Dunstable Chalk to the north and north east. The Chalk Dipslope landscape is a large scale open landscape with a broad plateau landform undulating to form subtle valleys and providing a sense of elevation.

This landscape is predominantly used for arable cultivation, with some horse grazing with fenced paddocks. However the northern part of this landscape is characterised by medium sized deciduous and mixed woodland blocks. Blocks of ancient semi-natural woodland e.g. Badgerdell Wood, Castlecroft Wood, Folly Wood, Stanner's Wood are a key remnant feature and are an important visual element in views.

The north of the site is the South Dunstable Chalk Escarpment which limits views to the urban edge of Dunstable from within the Chalk Dipslope and provides a natural container to growth and restricts road access to the area. The steep rising topography towards Dunstable and falling topography towards the M1 motorway characterising this Chalk Escarpment on the transition between these landscapes does not feature gradients that lend the northern area of the site to development. Whereby development in the latter area would require significant engineering interventions to achieve appropriate gradients for surface water drainage, vehicles, pedestrians, disabled users and cyclists as well as to form new or improved accesses/ connections. Such interventions may cause significant environmental impacts as a result and could be financially costly.

Further to the south and east of the site the transition between the Chalk Dipslope and the Slip End Chalk Valley results in a decline in site level, whereby the site falls from an elevated position in relation to the M1 and the landscape becomes dominated by the M1 motorway which is elevated in this landscape character area.

The site as a whole features a strong urban fringe character. Views to Luton and the M1 from eastern part of the area, with light pollution, traffic noise and aircraft noise.

The Council's Landscape Officer has raised significant concerns in relation to the impact of the development upon the Landscape due to the loss of open rural landscape, with elevated exposed farmed and natural habitat. It is agreed that the open plateau and distinct natural valley sides / chalk escarpment forms a natural containment of the M1 corridor and Luton's urban edge. The public benefit of any development upon a reduced site area will be weighed against the visual impact upon the landscape.

This site is located within the setting of the Chilterns AONB. Great weight is given to conserving the landscape and scenic beauty of the Chilterns AONB, as well as its value for conservation of wildlife and cultural heritage. Development within this site including built development and new green infrastructure will be required to respond to and respect the attractive setting of the AONB.

New settlement scale development within this location could cause coalescence of Luton, Caddington and Caddington Woods. Appropriate landscape buffers to ensure separation between the new settlement and existing neighbouring settlements will be required.

The site contains areas of ancient woodland and county wildlife sites which would be required to be retained.

Development of this site has the potential to negatively affect County Wildlife Sites and endangered species; any development within the site would be required to identify and mitigate such impacts when giving an appropriate weight to their importance. Development would be required to provide a net gain for biodiversity.

Development of this site provides an opportunity to provide Blue/Green Infrastructure to benefit future occupiers and existing communities.

This site is within the setting of the following Designated Heritage Assets:

- Church of All Saints, Caddington, Grade II* Listed Building;
- Chaul End Farnhouse, Caddington, Grade II Listed Building
- Caddington War Memorial, Caddington, Grade II Listed Building;

- Caddington Conservation Area
- Stockwood House Stable Block, Luton, Grade II Listed Building;
- Luton Hoo, Luton, Grade I Listed Building;
- Luton Hoo, Luton, Grade II* Listed Registered Historic Park and Gardens; and
- Church of St Andrew, Slip End, Grade II Listed Building.

Subject to appropriate detailing and master planning it is considered that development of the site would cause a degree of harm to the significance of these heritage assets, it is considered that subject to an acceptable overall scheme that delivers significant public benefits it is considered that this site has the potential to be acceptable in the context of paragraphs 132-134 of the NPPF, and therefore it is considered that impacts on heritage would not form an insurmountable constraint to development at this site.

The Council's Archaeologist has advised that the impacts upon Heritage assets with archaeological interest within this site could be mitigated by the undertaking of an agreed scheme of archaeological desk based and on site investigations prior to the commencement of development at each phase, as well as a scheme for the publication of the findings of such investigations. However due to extent of the archaeological investigation that would be required due to the nature of the archaeology of interest in this area, there is a concern in relation to viability of the development, in the context of whether the housing tenure mix and infrastructure requirements can be met within the site. Further information will be required.

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

- M1; and
- London Luton Airport.

There is potential for land contamination within the site due to historic uses within the landscape. Potential allocation and future development within this site will require appropriate mitigation in accordance with national and local planning policy. Furthermore the impact of noise mitigation measures upon the amenity of future occupiers will need to be considered on balance; where noise mitigation measures would result in substandard living conditions for future occupiers, those areas of the site which require such levels of mitigation should be precluded from development of noise sensitive uses.

This site is located adjacent to the M1 and Luton beyond, however a new junction to the M1 motorway cannot be achieved due to the required junction separations along that Motorway. This site does benefit from relatively close proximity to Luton Town Centre and London Luton Airport and is relatively close to the route of the Luton and Dunstable Guided Busway. However the existing highway network serving the site is not designed to cope with the volume of traffic that would result from a strategic scale development in this location. A comprehensive scheme for highway improvements, public transport improvements will be required to mitigate such impacts.

Development in this site would be required to provide public transport infrastructure within the development and provision of an efficient public transport route through the site that links to the Luton and Dunstable Guided Busway and serves both the new settlement and existing neighbouring settlements.

Development in this site would be required to improve connections (serving both the development and neighbouring settlements) including cycleway connections and footpaths (Rights of Way).

There are High Voltage Overhead cables and utility services that run through the site particularly along a north south route. These must be accommodated within the design and layout of the site to reduce the need for easements within the proposed development. It may require the relocation of overhead lines underground.

The benefits of development within this site would include the provision of 1,500 homes, contributing to meeting Luton's and the area's identified housing need, providing jobs both through the development and during construction. Development would be required to provide retail, healthcare, schools (including a secondary school to meet the needs of the development and existing shortage is places to the West of Luton) and leisure facilities, as well as other local infrastructure as necessary. It is not certain whether a guided busway connection could be delivered by this scheme.

Within the scope of this site, it is not considered that significant green infrastructure could be provided that would benefit both existing communities and future residents. As such, it is considered that the benefits of this development would be significantly less than that which could be achieved on the land subject to assessment under reference: NLP436. There is also concern that the transport infrastructure including public transport as well as improved cycle way and footpath connections between neighbouring settlements could not be achieved within this site alone.

It is considered that development of this site is worthy of further consideration, as part of a wider development proposal.

STAGE 3 : ACHIEVABILITY

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

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

Viability			
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value 	R/A/G	Details
Achievability			
44	Are there any market factors which would affect deliverability?		Details
45	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
46	What is the indicative build out time of the site?		Details
Does the site pass this stage?			Yes/ No

SUMMARY

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

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

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

DRAFT

Site Assessment Framework for HOUSING³⁶

Site details	
Reference Number	NLP217
Site Name	Land off Chaul End Road, Caddington
Site Address	Land off Chaul End Road, Caddington, LU1 4AS
Settlement	Caddington
Size	Submitted Developable Area: 1.50ha Submitted Whole Site Area: 2.67ha Measured GIS Area: 2.75ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 45 Number of proposed dwellings as per CBC methodology: 48
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% within AONB
Does the site continue to next stage?			No

³⁶ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING³⁷

Site details	
Reference Number	NLP339
Site Name	Land off Dunstable Road
Site Address	Land off Dunstable Road, Caddington
Settlement	Caddington
Size	Submitted Developable Area: Not given Submitted Whole Site Area: 1.8ha Measured GIS Area: 2.51ha
Proposed Use	Residential
Any other information	Same site as ALP455

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 52 Number of proposed dwellings as per CBC methodology: 45
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

³⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³⁸.

Relationship to Settlement

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

³⁸ 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 HOUSING³⁹

Site details	
Reference Number	NLP418
Site Name	Land East of Chaul End Road
Site Address	Land off Chaul End Road, Caddington
Settlement	
Size	Submitted Developable Area: Not given Submitted Whole Site Area: 1.82ha Measured GIS Area: 1.93ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: Up to 20 Number of proposed dwellings as per CBC methodology: 46
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

³⁹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴⁰.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is situated to the north of Caddington and would extend the linear pattern of neighbouring development further north, away from the centre of Caddington. Therefore it is poorly related to the centre of Caddington and would not represent a sustainable logical extension due to the neighbouring open spaces and lack of extensive development in the immediate area.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			No

⁴⁰ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

Site Assessment Framework for HOUSING⁴¹

Site details	
Reference Number	NLP422
Site Name	Land Attached to Oakfield Farm/House
Site Address	Luton Road, Caddington, Luton, LU1 4AD
Settlement	Caddington
Size	Submitted Developable Area: Not given Submitted Whole Site Area: 3.2ha Measured GIS Area: 3.55ha
Proposed Use	Residential
Any other information	Overlapped by NLP436,

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			30
			Number of proposed dwellings as per CBC methodology:
			64

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

⁴¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is situated approximately 350m away to the east of Caddington and would be a very isolated site. Therefore it is not a logical extension.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.
Does the site continue to next stage?			No

⁴² 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 HOUSING⁴³

Site details	
Reference Number	NLP436
Site Name	West of Luton
Site Address	Land to the West of Luton
Settlement	Caddington
Size	Submitted Developable Area: 346 ha Submitted Whole Site Area: 346 ha Measured GIS Area: 338.29 ha
Proposed Use	Sustainable extension to Luton incorporating 5,500 dwellings, including community facilities, leisure and recreation, retail, employment uses.
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 5,500 Number of proposed dwellings as per CBC methodology: 6,089
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No Nationally Significant Designations
5	Not within the	No	A small proportion of the site to the north west is within the AONB
Does the site continue to next stage?			Yes

STAGE 1B ASSESSMENT

⁴³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴⁴.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is large enough to be considered a self-contained settlement; however as an extension to Luton the site is separated by the M1.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	The development would cause coalescence between, Luton, Caddington and Slip End but a proportion of the site could be considered.
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 needs⁴⁵.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴⁶ ?	A	Requirements and proposals – It is suggested by the submission that this site is located close enough to Luton’s Urban area so as to take advantage of the public transport infrastructure which already exists including the Luton-Dunstable Guided Bus. However there is concern that the illustrated routes to access the Guided Busway would require significant engineering operations including but not limited to alteration or replacement of the Hatters Way Bridge over the M1 and engineering work beneath the M1 to create a second connection via Dallow Road which would be connected by upgrading of a pedestrian footpath underneath the M1 and leads past playing pitches and mature trees as well as residential dwellings which would
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⁴⁴ 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)

⁴⁵ 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.

⁴⁶ 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.

		<p>be affected. The land required to make these connections are beyond the site boundary and the ownership is unknown. This raises concerns of viability and delivery.</p> <p>Hatters Way and the M1 adjoin the site however new connections to these roads would not be acceptable due to junction distances in the context of the M1 and environmental implications in respect of Hatters Way. The other roads adjoining the development site where access to the development would be achieved are not part of the strategic road network. Thereby it is clear that significant highway upgrades will be required to support strategic scale development in this location which may include an upgrade of J10 of the M1.</p> <p>It would be critical for the development to provide noise mitigation measures to reduce noise levels produced by the M1 and London Luton Airport to an acceptable level for noise sensitive uses; this may be costly. There are also concerns of the impact upon the living conditions of occupiers and visual implications of such mitigation measures which will need to be considered carefully.</p> <p>The site features significant lengths of overhead lines which are proposed to be and would be required to be re-located underground due to these cables crossing a significant stretch of the site. There are concerns in relation to the cost of such operations.</p>
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	<p>What is the existing use of the site? Would the existing use limit the development potential?</p>	G	<p>The site is largely used for arable farming.</p> <p>There are two County Wildlife Sites within the site and areas of land left</p>
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			undeveloped. It is not considered that the existing use would limit the development however County Wildlife Sites would be required to be protected.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The land is owned by a consortium of landowners who have expressed an intention to develop the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	No ownership issues have been highlighted for the land to be developed, however the proposed guided busway connection goes beyond the boundary of the site and landownership and deliverability of such transport infrastructure will need to be investigated.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No planning permission.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	Yes	The site is wholly located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	The land identified as L6, SE2 and C1 put forward has not been identified as making only a relatively weak, weak, or no contribution.
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	Yes	<p>The adjoining settlements in combination benefit from the key local services.</p> <p>The site makes a strong contribution of Housing need within the Luton Housing Market Area.</p> <p>The site is separated by the M1 from Luton and could function as a separate settlement. However it is considered that the site adjoins Luton.</p> <p>Luton, Caddington and Slip End provide key local services, however it is considered that a development of this scale could provide such services for future occupiers.</p>

			<p>Luton and Dunstable to the north and west (across the M1) of the site have direct access to the M1 to the north of the site accessed from the site via Chaul End Road - Hatters Way - Skimpot Road - A505 – M1; or Chaul End Road - Hatters Way - Chaul End Lane - Dunstable Road – M1.</p> <p>Access to the M1 from the site could also be made via Luton Road (Caddington) or Markyate Road (Slip End) both Connecting to Newlands Road – A1081 – M1.</p> <p>Neither; Chaul End Road (unclassified road), Luton Road (Classified C Road), Markyate Road (Classified B Road), Woodside Road (unclassified road) or Grove Road (Classified C Road) from which the site could be directly accessed, form Classified A roads or Motorways.</p> <p>It is considered that the site is adjacent to Luton although separated by the M1 and Luton benefits from a mainline railway station.</p>
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁴⁷	No	Caddington and Slip End have published a draft Neighbourhood Plan, however the site is not supported by that Plan.
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	It is considered that less the 25% of the site forms previously development land.
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Community

⁴⁷ 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 designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Details – Site lies within Caddington and Slip End – Draft Neighbourhood Plan produced
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes	Details – Promoter indicates that consultation previously undertaken through public meetings and presentations. Site promoted during Joint Core Strategy with Luton
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	Details – Proposed development takes place on 100% greenfield site and therefore no loss of services or facilities
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	G	Details Caddington Number of houses in 2006: 1632 Number of houses in 2016: 1702 Percentage Growth: 4.29% Slip End Number of houses in 2006: 865 Number of houses in 2016: 866 Percentage Growth: 0.12% Total Percentage Growth: 0.68%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	A	Details Caddington Number of houses in 2016: 1702 Number of outstanding completions 2016: 377 Percentage Growth: 22.15% Slip End Number of houses in 2016: 866 Number of outstanding completions 2016: 12 Percentage Growth: 1.39% Total Percentage Growth: 15.15%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	Details – Electricity pylons to the South of the site just north of Slip End. Also along the eastern part of the site for much of its length and then a further pylon run from East to West. There is an existing caravan park adjacent to Woodside Farm in the middle of the site which may cause some difficulties for permeability across the site. Topography of the site to the north would form a barrier to development in that area.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive	A	Development of the site as an extension to Luton would appear physically divorced from that

	characteristics of the settlement's built or natural form?		settlement. The M1 also forms a major barrier to connectivity. It is considered that development of the site would not be complimentary to the existing settlement pattern, of that settlement. In addition it is considered the development of the entire site would cause harm to the historic, unique and distinctive characteristics of Caddington, Slip End and Woodside. However it is considered that a parcel of development to the northeast of the site (to the east of Caddington and to the north of Woodside) that is appropriately physically and visually buffered from Caddington and Woodside, would appear separate from these settlements retaining their character and setting.
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Agricultural Land Quality

24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	The area is 100% Grade 3 Agricultural land apart from woodland and the agricultural farm buildings No data on whether Grade is 3a or 3b.
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	Yes as part of the proposed development up to two lower/middle schools are proposed.
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	G	Yes as part of the proposed development two lower/middle schools are proposed
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) 	G	Yes as part of the proposed development an Academy Learning Centre for Secondary Education is proposed.

	<ul style="list-style-type: none"> No, but an adjoining settlement does (A) Other catchment school available (A) 		
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 	G	<p>Provision within the development is to be agreed with the Local Authority.</p> <p>The adjoining settlement does feature a Local GP surgery.</p>
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 	G	Town centre/ supermarket to be provided within the development.
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	G	Improved transport facilities could be provided as part of the development.
28	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Luton Train Station and Luton Parkway Station are over 1200m from the site.
29	Is the site accessible from the existing road network?	G	<p>Site borders and could be accessible via Luton Road, Woodside Road, Markyate Road (B4540), Grove Road and Chaul End Road.</p> <p>Additional access onto Dallow Road for buses is proposed.</p> <p>The development borders the M1 and Hatter Way (A505) but no direct access onto these roads are proposed.</p>
School Capacity			
30	Do the local schools have capacity at all tiers?	R	No capacity to manage a development of this size.
31	If not, has a commitment been made to address this?	G	<p>A development of this size is likely to require new schools. New schools would be required, the size of which would be dependent on the scale of development.</p> <p>A commitment to provide new schools has been made.</p>
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of

			available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
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Drainage and Flooding (All sites subject to Sequential Test)

33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	A	<p>Site not located within a Flood Zone 2 or 3.</p> <p>The Council's Strategic Flood Risk Assessment has concluded that the site is of limited risk of surface water flooding and as such further assessments will unlikely be required.</p> <p>However there is a historic flood risk downstream in the village of Caddington. Development must not exacerbate the existing risk. Although there is a risk to downstream, the site offers an opportunity to attenuate flows in the head waters of the catchment to reduce pressure on the system in Caddington – where sites for additional attenuation in the village are limited/ unlikely. The site should provide betterment of existing risk.</p> <p>Flooding affects Chaul End Road, Mancroft Road and Dunstable Road. Flooding occurs primarily from surface water runoff from the fields (including the proposed site) when land is saturated, flowing overland via topographic depressions towards the watercourse, which in a flood event is at its capacity if not exceeded. The site should therefore attenuate surface water run off without</p>
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			<p>increasing risk downstream or having a detrimental effect on the existing surface water drainage patterns. The site does not lend itself to infiltration, so any discharge of surface water off site to a watercourse, sewer or highway drain must take into account the flood risk downstream, and where possible betterment should be provided to alleviate this.</p> <p>Development must have regard to the Caddington Local Flood Study produced by CBC in 2015.</p>
Environmental Health			
34	<p>Contamination Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting Comments
35	<p>Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	A	<p>M1 motorway and airport has potential to impact future residents in relation to noise and possibly air quality.</p> <p>Noise barriers along the M1 have the potential to overcome noise concerns; however this will have a visual impact that will need to be considered.</p> <p>Consideration in relation to the amenity of future occupiers will need to be considered on balance when considering the level of attenuation measures. Where required attenuation measures would result in unacceptable living conditions, development within such areas that require that level of mitigation would not be acceptable.</p>
Environmental Constraints			
36	<p>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?</p>	R	<p>The Council's Landscape Officer has issued the following consultation response:</p> <p>Development overall not acceptable; open rural landscape, elevated exposed farmed and natural habitat, slopes forming important rural landscape backdrop to / natural containment of existing development – M1 / Luton.</p>

			<p>Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment forms natural containment of M1 corridor and Luton urban edge. Distinctive landscape character, adjacent to AONB in part, forms important undeveloped landscape feature and green setting especially in views from existing urban area.</p> <p>Limited information on location and character of development, significant over all area of site shown as development - not acceptable. Employment sites on exposed landscape area - not acceptable.</p> <p>Appropriate and effective mitigation cannot be achieved given exposed landscape character / topography.</p> <p>Strong concerns regarding visual impact of any development on wide ranging views and physical and visual coalescence of urban masses - MI, Luton , Caddington , Slip End. Physical and visual coalescence of development must be resisted.</p>
37	<p>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?</p>	A	<p>The Council's Archaeologist has issued the following consultation response:</p> <p>This site contains a palimpsest of multi-period archaeological remains, including a flight of well preserved medieval earthwork lynchets. It also has potential to produce further evidence of the Palaeolithic landscape that has previously been recorded in the Caddington area. The Caddington Palaeolithic sites are internationally recognised and recent archaeological survey work has suggested that the geological strata of this area is such that deposits capable of bearing Palaeolithic remains could be found anywhere in the locality. The known archaeological remains do not necessarily prevent allocation or development; however the following recommendations are</p>

			<p>made:</p> <ul style="list-style-type: none"> • Allocation and development must not result in the destruction of the earthwork medieval lynchets (this would be contrary to para 135 of the NPPF) • The Palaeolithic potential of the site must be fully evaluated prior to any planning submission. The programme of works required would commence with a geophysical survey, to be followed by targeted trial trench evaluation and geotechnical investigation undertaken in the presence of a recognised Geoarchaeologist. (This requirement is in line with para 128 of the NPPF) • If Palaeolithic bearing deposits were to be recorded during the evaluation we would require that a scheme of archaeological mitigation works which could include preservation <i>in situ</i> or amended foundation type was agreed prior to the determination of any planning application • If the site is allocated we would suggest that the archaeological constraints are highlighted in policy wording. <p>There are no Conservation Areas or listed buildings on the site, although the Caddington Conservation Area and listed buildings including All Saints Church (a listed building) lie nearby to the west. There is an English Heritage Registered Park at Luton Hoo approximately 300m from the site, and to the east of the M1.</p>
38	<p>Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	A	<p>The Council's Ecologist has raised the following consultation response:</p> <ul style="list-style-type: none"> • Extremely large area, insufficient information available to give definitive

			<p>view</p> <ul style="list-style-type: none"> • 5,500 homes in this area is likely to have a detrimental impact on the existing ancient woodland CWS within and adjacent to the site • The current land use is predominantly arable. Arable weeds found on the chalk are in decline and losing this level of agricultural land will result in a loss of opportunity for these species • The indicative masterplan shows the retention of hedgerow field boundaries which is positive but the success of the setting of these is questionable.
<p>39</p>	<p>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?</p>	<p>A</p>	<p>Development of the site could cause partial loss of Caddington Sports & Social Club Manor Road. Protection of site required – and potential expansion to provide open space requirements for the development and its impact on Caddington facilities.</p> <p>Direct impact on adjacent Rushmore Close Amenity Space, Caddington Village School, St Andrews Playing Fields (& MUGA and Tennis Courts) and St. Andrews Church Cemetery.</p> <p>Appropriate location for use of separations policy to maintain Caddington settlement.</p> <p>Provision of informal/countryside open space around village could provide separation and open space for the development.</p> <p>Major stand-alone open space infrastructure required to serve development in addition to contribution to CBC leisure centres which will receive demand from the dev.</p>
<p>Minerals and Waste</p>			

40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	Site not located within a mineral safeguarding area.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site has been promoted through the Luton and Central Bedfordshire Joint Core Strategy that was disbanded on 30 March 2012. The site has never been allocated for development nor is there a historic planning application relevant to this assessment.
Gypsy and Traveller Provision			
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

This site is within the Green Belt whereby exceptional circumstances will be required to be demonstrated to alter green belt boundaries and to allocate development within this site.

The site forms Grade 3 agricultural land, however the slip between Grade 3a and 3b of the agricultural land classification is unknown.

The preferred portion of this site lies to the west of Luton and to the east of Caddington, and the villages, Woodside and Slip End lie to the south of that portion. The area to the north is also designated as an Area of Outstanding Natural Beauty (the Chilterns AONB). This site is within the Green Belt, meaning exceptional circumstances would need to be demonstrated to alter Green Belt boundaries to allow development within this site.

The west Luton site is a Greenfield site largely falling within the landscape character area known as Caddington- Slip End Chalk Dipslope but includes areas within the South Dunstable Chalk to the north and north east as well as Slip End Chalk Valley to the south east of this site. The Chalk Dipslope landscape which forms the large portion of the site is a large scale open landscape with a broad plateau landform undulating to form subtle valleys and providing a sense of elevation. This landscape is predominantly used for arable cultivation, with some horse grazing with fenced paddocks. However the northern part of this landscape is characterised by medium sized deciduous and mixed woodland blocks. Blocks of ancient semi-natural woodland e.g. Badgerdell Wood, Castlecroft Wood, Folly Wood, Stanner's Wood are a key remnant feature and are an important visual element in views.

The northern area of the site forms part of the South Dunstable Chalk Escarpment which limits views to the urban edge of Dunstable from within the Chalk Dipslope and provides a natural container to growth and restricts road access to the area. The steep rising topography towards Dunstable and falling topography towards the M1 motorway characterising this Chalk Escarpment on the transition between these landscapes does not feature gradients that lend the northern area of the site to development. Whereby development in the latter area would require significant engineering interventions to achieve appropriate gradients for surface water drainage, vehicles, pedestrians, disabled users and cyclists as well as to form new or improved accesses/connections. Such interventions may cause significant environmental impacts as a result and could be financially costly.

Further to the south and east of the site the transition between the Chalk Dipslope and the Slip End Chalk Valley results in a decline in site level, whereby the site falls from an elevated position in relation to the M1 and the landscape becomes dominated by the M1 motorway which is elevated in this landscape character area.

The site as a whole features a strong urban fringe character. Views to Luton and the M1 from eastern part of the area, with light pollution, traffic noise, aircraft noise and a major junction at Slip

End.

The Council's Landscape Officer has raised significant concerns in relation to the impact of the development upon the Landscape due to the loss of open rural landscape, with elevated exposed farmed and natural habitat. It is agreed that the open plateau and distinct natural valley sides / chalk escarpment forms a natural containment of the M1 corridor and Luton's urban edge. The public benefit of any development upon a reduced site area will be weighed against the visual impact upon the landscape.

This site is located within the setting of the Chilterns AONB. Great weight is given to conserving the landscape and scenic beauty of the Chilterns AONB, as well as its value for conservation of wildlife and cultural heritage. Development within this site including built development and new green infrastructure will be required to respond to and respect the attractive setting of the AONB.

Strategic development within this location could cause coalescence of Luton, Caddington, Slip End, Woodside and Caddington Woods. Appropriate landscape buffers to ensure separation between the new settlement and existing neighbouring settlements will be required. However in order to retain appropriate separations it is considered that the area to the east of Caddington and to the North of Woodside would be the most suitable area for development. Land to the east of Woodside is not considered to be of a scale that would provide an appropriate separation between settlements.

The site contains areas of ancient woodland and county wildlife sites which would be required to be retained.

Development of this site has the potential to negatively affect County Wildlife Sites and endangered species; any development within the site would be required to identify and mitigate such impacts when giving an appropriate weight to their importance. Development would be required to provide a net gain for biodiversity.

Development of this site provides an opportunity to provide Blue/Green Infrastructure to benefit future occupiers and existing communities.

This site is within the setting of the following Designated Heritage Assets:

- Church of All Saints, Caddington, Grade II* Listed Building;
- Chaul End Farnhouse, Caddington, Grade II Listed Building
- Caddington War Memorial, Caddington, Grade II Listed Building;
- Caddington Conservation Area
- Stockwood House Stable Block, Luton, Grade II Listed Building;
- Luton Hoo, Luton, Grade I Listed Building;
- Luton Hoo, Luton, Grade II* Listed Registered Historic Park and Gardens; and
- Church of St Andrew, Slip End, Grade II Listed Building.

Subject to appropriate detailing and master planning it is considered that development of the site would cause a degree of harm to the significance of these heritage assets, it is considered that subject to an acceptable overall scheme that delivers significant public benefits it is considered that this site has the potential to be acceptable in the context of paragraphs 132-134 of the NPPF, and therefore it is considered that impacts on heritage would not form an insurmountable constraint to development at this site.

The Council's Archaeologist has advised that the impacts upon Heritage assets with archaeological interest within this site could be mitigated by the undertaking of an agreed scheme of archaeological desk based and on site investigations prior to the commencement of development at each phase, as well as a scheme for the publication of the findings of such

investigations. However due to extent of the archaeological investigation that would be required due to the nature of the archaeology of interest in this area, there is a concern in relation to viability of the development, in the context of whether the housing tenure mix and infrastructure requirements can be met within the site. Further information will be required.

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

- M1; and
- London Luton Airport.

There is potential for land contamination within the site due to historic uses within the landscape. Potential allocation and future development within this site will require appropriate mitigation in accordance with national and local planning policy. Furthermore the impact of noise mitigation measures upon the amenity of future occupiers will need to be considered on balance; where noise mitigation measures would result in substandard living conditions for future occupiers, those areas of the site which require such levels of mitigation should be precluded from development of noise sensitive uses.

This site is located adjacent to the M1 and Luton beyond, however a new junction to the M1 motorway cannot be achieved due to the required junction separations along that Motorway. This site does benefit from relatively close proximity to Luton Town Centre and London Luton Airport and is relatively close to the route of the Luton and Dunstable Guided Busway. However the existing highway network serving the site is not designed to cope with the volume of traffic that would result from a strategic scale development in this location. A comprehensive scheme for highway improvements, public transport improvements will be required to mitigate such impacts.

Development in this site would be required to provide public transport infrastructure within the development and provision of an efficient public transport route through the site that links to the Luton and Dunstable Guided Busway and serves both the new settlement and existing neighbouring settlements.

Development in this site would be required to improve connections (serving both the development and neighbouring settlements) including cycleway connections and footpaths (Rights of Way).

There are High Voltage Overhead cables and utility services that run through the site particularly along a north south route. These must be accommodated within the design and layout of the site to reduce the need for easements within the proposed development. It may be require the relocation of overhead lines underground.

The benefits of a significantly reduced scheme includes the provision of 2000-3600 homes, significantly contribute to meeting Luton's and the area's identified housing need, providing jobs both through the development and during construction, providing retail, healthcare, schools (including a secondary school to meet the needs of the development and existing shortage is places to the West of Luton) and leisure facilities, as well as other local infrastructure as necessary. It is not certain whether a guided busway connection could be delivered by the reduced scheme.

It is considered that development of this site is worthy of further consideration.

STAGE 3 : ACHIEVABILITY

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

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

Viability

<p>43</p>	<p>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</p> <ul style="list-style-type: none"> • 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 	<p>A</p>	<p>The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed both the upper and lower benchmark land value and as such the report indicates that such development may not be viable.</p> <p>However the Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016 and based on the average building costs during 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p> <p>For the reasons outlined above it is considered that this scale of</p>
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		<p>development within this value area may be viable.</p> <p>Development of the site will require site specific infrastructure, as such more financial viability information will be required.</p>
Achievability		
44	<p>Are there any market factors which would affect deliverability?</p>	<p>The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 	<p>0-5 years (deliverable).</p>
46	<p>What is the indicative build out time of the site?</p>	<p>More than 15 years.</p> <p>The Case Study Sites outlined within the Council's Residential</p>

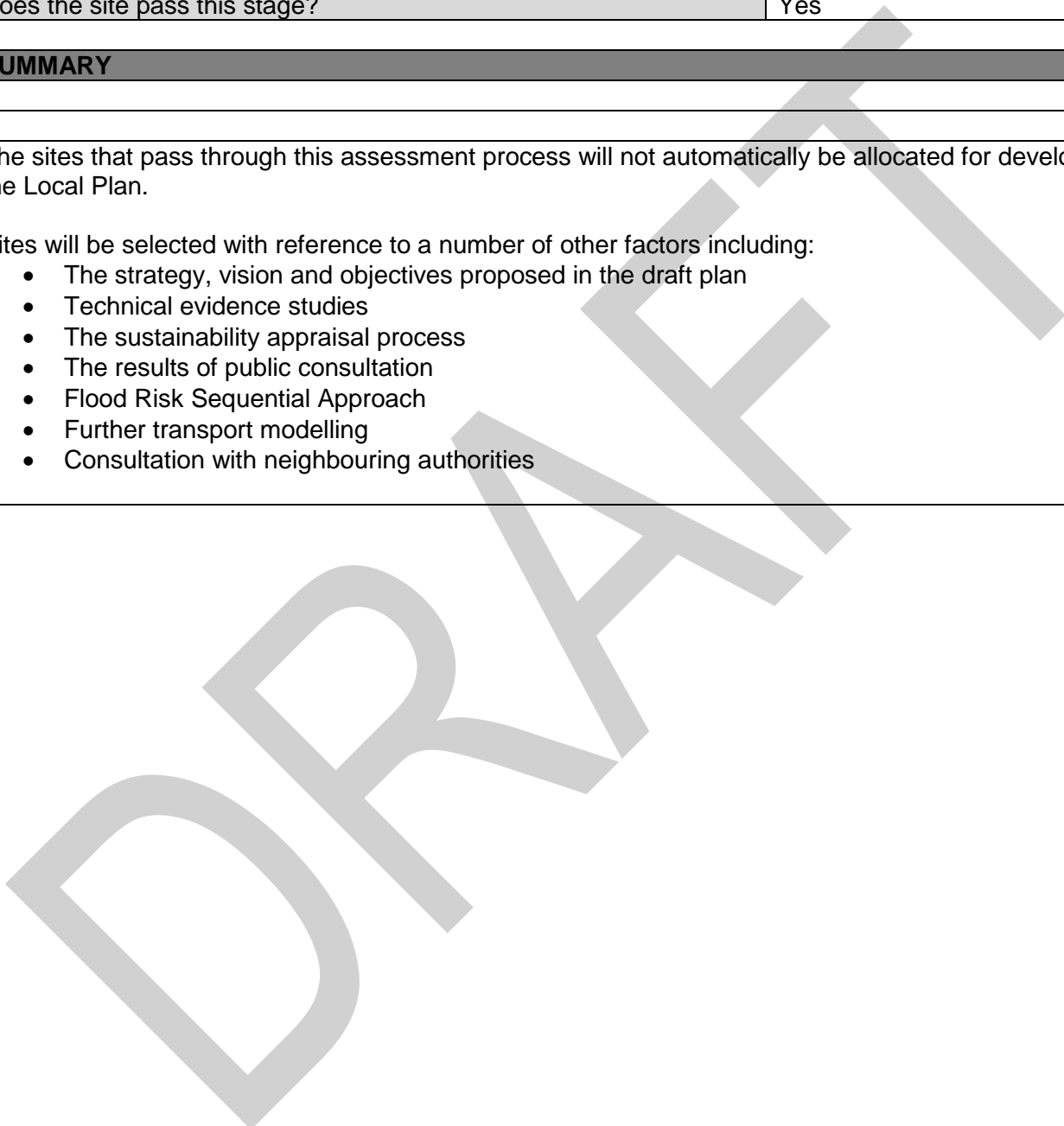
		Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission six housebuilders would likely take one year to first completion and would build out the site at a rate of 300 dwellings per annum there after.
Does the site pass this stage?		Yes

SUMMARY

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

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

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



Site Assessment Framework for HOUSING⁴⁸

Site details	
Reference Number	NLP439
Site Name	Caddington Park
Site Address	13339, Hatters Way, Luton, LU1
Settlement	Caddington (Luton)
Size	Submitted Developable Area: 1.0ha Submitted Whole Site Area: 1.49ha Measured GIS Area: 1.66ha
Proposed Use	Residential care home and community facility (place of worship)
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 35 Number of proposed dwellings as per CBC methodology: 24
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴⁹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	Site lies to the very north of Caddington parish immediately adjacent to Luton. The site lies in a small area of back land in between residential housing to the north, the A505 to the south and the M1 to the east the latter two are significant physical barriers although there is access over the M1 but the site is separated from the other residential areas of Luton by the railway line and therefore the site is not a logical extension. Considering the proposed use the site is poorly accessible without a car. The use of a community facility would require a planning application.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁵⁰.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁵¹ ?	A	Foul and surface water drainage plus all utilities
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

⁴⁹ 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)

⁵⁰ 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.

⁵¹ 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.

intention to develop the site.

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Approx. 90% greenfield, 10% Brownfield, backland/scrubland used as access for busway
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal issues
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	Does not have planning permission
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	Yes	Site is within the Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	<i>Site lies within a parcel of land that scores weakly in the greenbelt</i>
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	No	<ul style="list-style-type: none"> • Adjoining settlement of Luton has all of these services • Site does not make a strong contribution • Adjoining settlement of Luton has a railway and is directly accessible onto the A505
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress	No	Site is not supported by Caddington and Slip End's Neighbourhood Plan

	through this stage to be considered further at Stage 2. ⁵²		
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	Site is mostly greenfield and not PDL
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Community

17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	Yes	Caddington and Slip End currently have a draft version of a neighbourhood plan
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation has taken place
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	Would not result in the loss of services nor impact on sustainability

Cumulative Impact

20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	G	Housing No. 2006: Housing No. 2016: % Growth: 4.29%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	R	No. houses 2016: Outstanding Completions: % Growth: 22.15%

Physical Constraints

⁵² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	There is a significant sized pylon to the east of the site although this may not affect the development. Topography slopes towards the bus route
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	The site would be complimentary to the pattern of the settlement however it would still be separated from the main area of Luton and not well related to any services except the bus route. No impact on the historic or natural area.
Agricultural Land Quality			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	100% Grade 3 The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	Luton has more than one primary school
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	G	Luton contains a middle school
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	G	Settlement contains a secondary/upper school
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) 	G	Settlement contains a GP's surgery/hospital and medical centre

	<ul style="list-style-type: none"> Not in the settlement or an adjoining settlement (R) 		
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 	G	Luton has a town centre and supermarkets alongside convenience stores, post offices
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	G	<p>Nearest bus stop is 285 metres away, this does not include the guided bus stop which is immediately adjacent to site. Nearest bus stop is 285 metres away, this does not include the guided bus stop which is immediately adjacent to site.</p> <p>Nearest bus stop is 285 metres away, this does not include the guided bus stop which is immediately adjacent to site.</p>
28	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	The nearest train station is over 1,200m away
29	Is the site accessible from the existing road network?	G	Site is directly accessible from the A505
School Capacity			
30	Do the local schools have capacity at all tiers?	G	Residential care is unlikely to create any significant pupil yield Residential care is unlikely to create any significant pupil yield
31	If not, has a commitment been made to address this?	R/A/G	Awaiting Comments
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of

			any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> 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
Environmental Health			
34	<p>Contamination Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Liaison with Environmental Health
35	<p>Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	A	Noise issues from the M1 and A505 and guided bus way.
Environmental Constraints			
36	<p>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?</p>	A	<p>Site forms part of setting to A ONB and landscape buffer between urban development to south Dunstable and rising highly sensitive chalk landscape / escarpment.</p> <p>Concerns capacity of site to accommodate proposals; any development would need to be low level, within adequate and appropriate landscape setting, potentially requiring green roofs to assist in mitigating elevated views down on to development</p>
37	<p>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?</p>	A - G	<p>Archaeology</p> <p>-</p> <p>This site lies close to an area of archaeological potential, however investigations undertaken in association with the Luton & Dunstable Guided Busway demonstrated that this area has low archaeological potential therefore the Archaeology Team have no objection to its allocation.</p>
38	<p>Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	A	<p>Probable reptile interest in site would need mitigation, potential bat roost in trees</p>
39	<p>Open space/leisure and GI assets Are there any potential conflicts with open space,</p>	A	<p>Adjacent to Busway (any cycleway)</p> <p>-</p>

	leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?		would need to complement access corridor in design. Opportunities for chalk grassland creation, and immediate context of AONB would need to be complemented.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is quite constrained by the A505 and the guided bus route and is separated from other residential development. However the site is well positioned for use of this busway and adequate mitigation can be provided to limit impacts of the development and existing issues. There are also concerns in regard to access onto the public highway and potential impacts upon the free flow of traffic. However, it is considered that the site is worthy of further consideration for development.

STAGE 3 : ACHIEVABILITY

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

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

Viability

43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value 	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
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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
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		<p>a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to 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



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