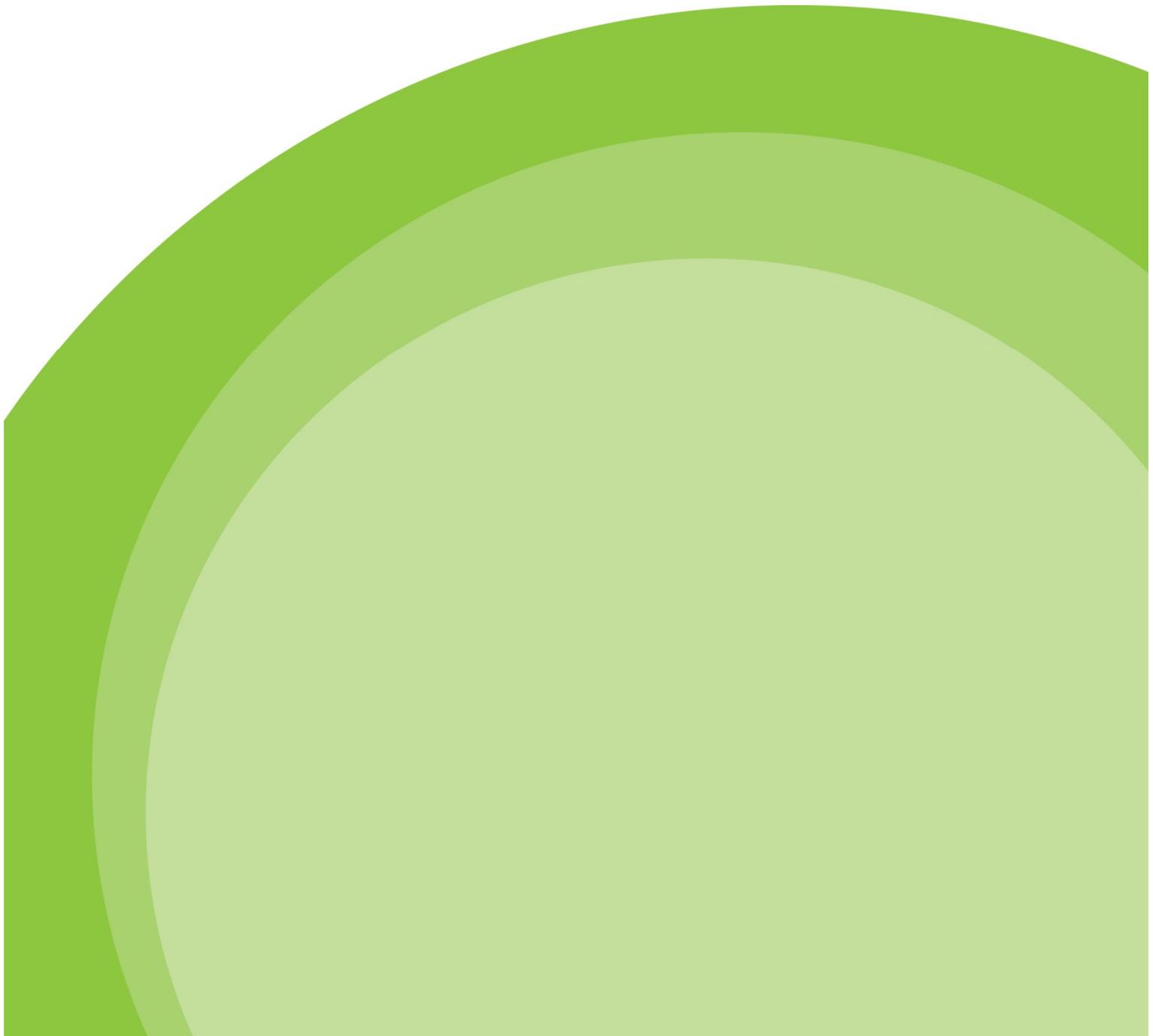


Site Assessment Forms

Campton and Chicksands



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Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP287
Site Name	Land North of Greenway
Site Address	Campton, SG17 5PF
Settlement	Campton
Size	Submitted Developable Area: 2.11ha Submitted Whole Site Area: 21.49ha Measured GIS Area: 21.2ha
Proposed Use	Residential
Any other information	Previous submission in 2014

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> 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:
			40
			Number of proposed dwellings as per CBC methodology:
			38

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

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is situated on northern edge of Campton's settlement envelope, the site as a whole would be an illogical extension as the site extends to the north away from Campton, and the small size of the developable area is acceptable. No constraints blocking the site from Campton, the A507 separates the site from Chicksands and Shefford.
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 encroach towards Shefford and is only separated from this by the A507 roundabout.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ ?	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	Grazing of livestock and associated traditional brick barn
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing site.
11	Are there any legal or ownership problems that could	A	Possible ownership issues

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

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

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

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

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any

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

question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	The site is 100% agricultural and is therefore 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?	N/A	Parish is not allocated as a neighbourhood plan area.
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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 taken place
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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	Will not result in the loss of services or negatively impact sustainability
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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: 575 No. Houses 2016: 584 % Growth: 1.57%
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21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	No. Houses 2016: 584 Outstanding Permissions: 2 % Growth: 0.34%
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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, topography is relatively flat.
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Relationship to Settlement

23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	The scale of the development is quite significant however the developable area is suitable for the settlement and would likely compliment the settlement pattern
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			with easy access to the A507 also. The land on which this site is situated is very flat and would affect views across the area.
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% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	R	100% grade 2

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	There is one primary school within the settlement
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 and nor does adjoining Shefford, other catchment school 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	Does not have a secondary school but neighbouring Shefford does
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	Does not have any health facility but adjoining Shefford does
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) 	R	None
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) 	A	Site is 580 metres away from the nearest bus stop

	<ul style="list-style-type: none"> • 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	Site is immediately adjacent to the A507 and Priory Road
School Capacity			
30	Do the local schools have capacity at all tiers?	R	All phases of education are near to capacity and forecasts are indicating further growth.
31	If not, has a commitment been made to address this?	A	Additional middle and upper school places are planned at Etonbury, but no lower school project has been identified.
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) 	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?	G	No significant issues
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Road Noise / Commercial units
Environmental Constraints			
36	Landscape character What would the impacts of development be on the	R/A	only to east of site .Parkland and pastoral setting integral to village

	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?		character. Distinctive landscape of treed pastures critical for landscape character. Limited development in A507 corridor would require wooded screen.
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 – R A - A	Heritage: No - Close to Registered Park and Garden, possible impact on setting of LBs and non-designated assets Archaeology: Site has archaeological potential but this would not prevent allocation providing appropriate Mitigation is undertaken.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	Historic pasture / parkland. Area used for grazing by sheep and cattle, very rare in CBC
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	Open Space: No. of dwgs 40. No loss of LS open space. Leisure and GI: No parish GI plan, but site not identified in Mid Beds GI plan.
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?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within the setting of:

- Chicksands Priory Grade II Registered Park and Garden;
- Entrance Lodge Opposite Priory Road, Grade II Listed Building;
- East Lodge, Grade II Listed Building;
- Right and Left hand wall flanking entrance at East Lodge, Grade II Listed walls;
- 2 Priory Road, Campton, Grade II Listed Building;
- 43 Rectory Road, Grade II Listed Building;
- Campton Lower School and Schoolhouse, Grade II Listed Building;
- Copper Beeches The Old Rectory, Grade II Listed Building;
- Garden Walls adjoining the Old Rectory, Grade II Listed walls;
- Parish Church of All Saints, Grade II* Listed Building; and
- Poste Cottage, Grade II Listed Building.

It is considered that development of the entire site would cause substantial and less than substantial harm to the significance of these designated heritage assets. Such harm would require clear and convincing justification and would be required to provide substantial benefits and public

benefits to outweigh such harm. It is considered that development of the entire site would unlikely provide the benefits that would outweigh the degree of harm.

The submission indicates development of this land as a portion which considerably smaller than the overall size of the site, which would significantly reduce the degree of harm to heritage assets, subject to an appropriate portion, that would be sensitively designed within the setting of heritage assets may be acceptable. Such development would be required to retain the area's pastoral setting. Therefore it is considered that a portion of the site would be worthy of further assessment 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	<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 	G	<p>The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.</p>
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Achievability

44	<p>Are there any market factors which would affect deliverability?</p>		<p>Tenanted on a fixed term tenancy until March 2019.</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</p>
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			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
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 		0-5 years
46	What is the indicative build out time of the site?		3 years The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?			Yes

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 HOUSING⁶

Site details	
Reference Number	ALP390
Site Name	Land at Kiln Farm Campton
Site Address	Land at Kiln Farm Priory Road Campton
Settlement	Campton
Size	Submitted Developable Area: 1ha Submitted Whole Site Area: 1ha Measured GIS Area:0.64ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			15
			Number of proposed dwellings as per CBC methodology:
			15

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

⁶ 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 more⁷.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site lies to the north of Campton, on the edge of the settlement envelope. The site can be seen as a logical extension, essentially bridging a gap between existing dwellings but these are very few and the site almost seems isolated.
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 needs⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁹ ?	G	N/A
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural use/vacant/back land
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent 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	G	No issues

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

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

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

	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	No planning apps
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	Not 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	N/A
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*		N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁰	No	Site is not supported by a neighbourhood plan
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

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

Previously Developed Land			
16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	Site is 100% Greenfield and is not PDL
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Not allocated for 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	N/A
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	No. Houses 2006: 575 No. Houses 2016: 584 % Growth: 1.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	No. Houses 2016: 584 Outstanding Completions: 2 % Growth: 0.34%
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
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	R	The site lies in an area of Campton where very few dwellings exist and therefore would have a negative impact on the character of the area and would not accompany the settlements current built form.
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) 	R	100% Grade 2
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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	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	There is one primary school within the settlement
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) 	A	Does not have a middle school and nor does adjoining Shefford, other catchment school available
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) 	A	Does not have a secondary school but neighbouring Shefford does
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) • Not in the settlement or an adjoining settlement (R) 	A	Does not have any health facility but adjoining Shefford does
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	R	There is no retail provision
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	G	The site is 220m away from the nearest bus stop

	<ul style="list-style-type: none"> 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 1,200m away from the nearest train station
29	Is the site accessible from the existing road network?	G	Site is directly accessibly from Rectory Road with the A507 close by
School Capacity			
30	Do the local schools have capacity at all tiers?	R	All phases of education are near to capacity and forecasts are indicating further growth.
31	If not, has a commitment been made to address this?	A	Additional middle and upper school places are planned at Etonbury, but no lower school project has been identified.
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) 	A	Provisionally no Level 2 assessment required, check OS mapping for minor watercourses
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant issues
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Road Noise, given the level of development in the village road noise would likely not be very significant
Environmental Constraints			
36	Landscape character What would the impacts of development be on the	R/A	Parkland and pastoral setting integral to village character.

	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?		Distinctive landscape of treed pastures critical for landscape character.
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 A - A	Archaeology: Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken Heritage: Close to Registered Park and Garden, possible impact on setting of LBs and non-designated assets
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	Historic pasture / parkland. Area used for grazing by sheep and cattle, very rare in CBC
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	Leisure and GI: No parish GI plan, but site not identified in Mid Beds GI plan.
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 is within the setting of:

- Chicksands Priory Grade II Registered Park and Garden;
- Entrance Lodge Opposite Priory Road, Grade II Listed Building;
- East Lodge, Grade II Listed Building;
- Right and Left hand wall flanking entrance at East Lodge, Grade II Listed walls;
- 2 Priory Road, Campton, Grade II Listed Building;
- 43 Rectory Road, Grade II Listed Building; and
- Parish Church of All Saints, Grade II* Listed Building.

It is considered that development of the entire site would cause less than substantial harm to the significance of these designated heritage assets. Such harm would require clear and convincing justification and would be required to provide public benefits to outweigh such harm.

When considering the scale of development that could be achieved within the site, it is considered that the public benefits of development would not likely outweigh that harm. In addition when considering the sites location on edge of the settlement of Campton which is characterised by dwellings within large plots set within the open countryside away from the main settlement of

Campton, it is considered that development within the site for 10 or more dwellings would likely cause harm to the character and appearance of the area. For the reasons outlined, it is considered that harm caused by development within the site, would likely cause harm that would significantly and demonstrably outweigh the benefits and as such it is considered that this site is not worthy of further consideration for development.

Site Assessment Framework for HOUSING¹¹

Site details	
Reference Number	NLP082
Site Name	Land on the South East of Greenway, Campton, Shefford
Site Address	Land on the South East of Greenway, Campton, Shefford
Settlement	Campton
Size	Submitted Developable Area: 4.5ha Submitted Whole Site Area: 4.8ha Measured GIS Area: 2.10ha
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:
			32
			Number of proposed dwellings as per CBC methodology:
			38

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

¹¹ 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 more¹².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is situated to the north east of Campton adjacent to dwellings to the north and west of the site. It can be seen as a logical extension to the settlement with no physical constraints
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 needs¹³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ¹⁴ ?	G	Site deliverable without critical infrastructure
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 agricultural
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 issues
12	Does the site already have planning permission for	G	No planning apps

¹² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

¹³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

¹⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	the proposed use? If yes, then score as Red because it's not eligible for allocation.		
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

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

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance	R	Site is 100% greenfield and is
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¹⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 		therefore not PDL
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Not allocated for 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 consultation ahs 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 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	No. Houses 2006: 575 No. Houses 2016: 584 % Growth: 1.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	No. Houses 2016: 584 Outstanding Completions: 2 % Growth: 0.34%
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, topography is relatively flat
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 extend the built form of the area without looking out of place; however it would result in the loss of views for the dwellings opposite.
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) 	R	100% Grade 2

	<ul style="list-style-type: none"> • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 		
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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	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	Settlement has 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) 	R	Does not have 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) 	A	The adjoining settlement of Shefford has a secondary 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) • Not in the settlement or an adjoining settlement (R) 	A	Campton does not have a key health facility but adjoining Shefford does
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	R	Does not provide any retail
27	Distance to bus stops with a frequent service (at least hourly at peak times): <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) 	A	Site is 519m away from the nearest bus stop
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) 	R	Site is over 1,200m from the nearest train station

	<ul style="list-style-type: none"> 800m-1200m (A) Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Site is directly accessible onto Greenway.
School Capacity			
30	Do the local schools have capacity at all tiers?	R	All phases of education are near to capacity and forecasts are indicating further growth.
31	If not, has a commitment been made to address this?	A	Additional middle and upper school places are planned at Etonbury, but no lower school project has been identified.
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) 	A	Provisionally no Level 2 assessment required, check OS mapping for minor watercourses
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
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	Liaison with Environmental Health
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 integral to Meppershall hills, with open views to woodland. Forms rural setting for village.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	A – G H - G	Archaeology - Site is considered to have low archaeological potential Heritage - No apparent

	Are there any opportunities for enhancement of these assets?		conservation concerns
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Grade 2 BMV land, due to linear character of scheme limited opportunity to deliver net gains for biodiversity. Should retain existing trees, hedge and ditch to maintain connectivity.
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?		.
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?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site would need to reflect the existing residential form and represent a linear development in conjunction with the existing settlement envelope adjacent to the site. Other potential issues such as archaeological interests and ecological impacts do not form overriding constraints to development subject to appropriate mitigation.

STAGE 3 : ACHIEVABILITY

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

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

Viability			
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value 	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achievability			
44	Are there any market factors which would affect deliverability?		Tenanted on a fixed term tenancy until March 2019. The Council's Residential Development Viability Report (Feb 2017) is based upon residential

		<p>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 	0-5 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

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 HOUSING¹⁶

Site details	
Reference Number	NLP083
Site Name	Land on the South East Side of Greenway, Campton, Shefford Rear Site
Site Address	Land on the South East Side of Greenway, Campton, Shefford Rear Site, SG17 5BN
Settlement	Campton
Size	Submitted Developable Area: 54acres (21.85ha) Submitted Whole Site Area: 80acres (32.37ha) Measured GIS Area: 29.25ha
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:
			475
			Number of proposed dwellings as per CBC methodology:
			393

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	Approximately 30% of the site in flood zone 3
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

¹⁶ 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 more¹⁷.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site lies on eastern edge of Campton's settlement envelope, a small river exists on the site's eastern boundary which gives rise to the flooding that occurs in the area however there are no constraints affecting the site's relation to Campton. The site can potentially be seen as logical extension as it follows the settlement envelope boundary north eastwards but the site does extend away from Campton.
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 needs¹⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ¹⁹ ?	G	New access off the A507, possible access off Greenway
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	100% Greenfield/agricultural
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¹⁷ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

¹⁸ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

¹⁹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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 issues
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No planning apps
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	100% not 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.	No	N/A
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ²⁰	No	Does not have support from a Neighbourhood Plan
Does the site continue to next stage?			Yes

²⁰ 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	Site is 100% greenfield and is therefore 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?	No	Campton is not within a neighbourhood planning area
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	This question was not asked in 2014 CFS
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)	Yes	Would not result in the loss of services, loss of greenfield space would increase flood risk

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: 575 No. Houses 2016: 584 % Growth: 1.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	No. Houses 2016: 584 Outstanding Completions: 2 % Growth: 0.34%

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, site is relatively flat
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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 developable area of the site would be complimentary to the
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	adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?		settlement pattern although it may have a negative impact on the natural form of the area, potentially increasing the potential flood risk.
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% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	R	Approx. 40% Grade 3, 60% Grade 2

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	Settlement has 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) 	R	Does not have 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) 	A	The adjoining settlement of Shefford has a secondary 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) • Not in the settlement or an adjoining settlement (R) 	A	Campton does not have a key health facility but adjoining Shefford does
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	R	Does not provide any retail
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) 	A	The site is 505 metres away from the nearest bus stop

	<ul style="list-style-type: none"> • 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 1,200m away from the nearest train station
29	Is the site accessible from the existing road network?	G	Site is immediately to the A507 and accessible from Greenway Road.
School Capacity			
30	Do the local schools have capacity at all tiers?	R	All phases of education are near to capacity and forecasts are indicating further growth.
31	If not, has a commitment been made to address this?	A	Additional middle and upper school places are planned at Etonbury, but no lower school project has been identified.
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	R	open countryside in highly visible vale. No context for major growth.

	landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A - A	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?	A	opportunities for wetland habitat creation in river corridor.
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/R	Flood corridor issues, and ditch / hedgeline in valley bottom – would need to be retained / enhanced as part of river corridor enhancement, complementing woodland on other side of the river. RoW across south-western edge, would need to be retained within multifunctional green corridor, linking to riverside GI corridor.
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?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site does not benefit from direct access to the existing road network, whereby development of this site would not be acceptable. Furthermore; the site features large portions within Flood Zones 2 and 3 whereby, such areas would not be appropriate for dwellings or flood sensitive uses. It is considered that development of this site would cause significant impacts upon the openness of the countryside, and would cause harm to the character and appearance of the area, including the character of the landscape and the character of the settlement of Campton. Given the above impacts and that the site does not appear to feature direct access to the public highway, it is not considered that development of this site either in part or as a whole would feature benefits that would outweigh the harm. Therefore it is considered that the site would not be worthy of further assessment for development.

Site Assessment Framework for HOUSING²¹

Site details	
Reference Number	NLP349
Site Name	Beadlow Park
Site Address	Beadlow Manor Country Club, Amphill Road, Beadlow, Bedfordshire, SG17 5PH
Settlement	Campton/Chicksands
Size	Submitted Developable Area:50-60ha Submitted Whole Site Area: 115ha Measured GIS Area: 117ha
Proposed Use	Mixed: Residential, neighbourhood centre, lower/middle school, golf clubhouse, hotel
Any other information	Site is on similar land as ALP 162

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: 1,000
			Number of proposed dwellings as per CBC methodology: 1,080

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

²¹ 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 more²².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is in an isolated location within the countryside, being separated by some considerable distance from the nearest settlements of Campton and Clophill, and does not represent a logical extension to either settlement. The A507 separates the site from Clophill. The number of dwellings proposed falls below a 'strategic scale' development and is therefore not sufficient to justify a sustainable, freestanding new development.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.
Does the site continue to next stage?			No

²² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)



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