

Site Assessment Forms Clifton



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Site Assessment Framework for HOUSING¹

Site details		
Reference Number	ALP149	
Site Name	Land on the East side of New Road Clifton	
Site Address	Land on the East side of New Road Clifton	
Settlement	Clifton	
Size	Submitted Developable Area:0.93ha	
	Submitted Whole Site Area: 0.93ha	
	Measured GIS Area:0.93ha	
Proposed Use	Residential	
Any other	On the same land as NLP297	
information		

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 25 Number of proposed dwellings as per CBC methodology: 22
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an 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

individual context of the site.

Does the site continue to next stage?

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.

provid	provide 1,500 nomes or more.			
Relat	Relationship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	Site is relatively well related to the settlement and connect the settlement envelope in a sustainable way	
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	G	The site does not cause coalescence	

STAG	GE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to mee	their critical infrastructure needs ³ .
Critic	al Infrastructure	
8	Can the site meet the critical infrastructure G	There are no critical infrastructure
	requirements that will enable delivery4?	requirements identified at this stage
Does	the site continue to next stage?	Yes

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Under utilised agricultural land Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner Site is in multi ownership -Α who has expressed an intention to develop the site? Potential issues There have been no legal issues 11 Are there any legal or ownership problems that could Α delay or prevent development? identified to date but a number of If Yes, then can these be issues be realistically land owners involved. overcome? 12 Does the site already have planning permission for G There is no relevant planning the proposed use? If yes, then score as Red history for the site. However, an because it's not eligible for allocation. application for residential

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.

	development recently allowed on appeal for the land to the south of the site (ref: CB/15/02733).
Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

ı ıaıı.	TOTAL				
Gree	nbelt				
13	Is the site located within the Green Belt?	No	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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	N/A		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.5	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 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

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

16	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R)	R	Grassland/scrubland
	nunity		
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Not in a neighbourhood plan designation 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	No previous consultation identified
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	No impact on employment/retail or community facility
Cumu	lative Impact		
21	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data). What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).	A	Number of houses in 2006: 1,166 Number of houses in 2016: 1,290 Percentage Growth: 10.63% Number of houses in 2016: 1,290 Number of outstanding completions 2016: 66 Percentage Growth: 5.12%
Physi	ical Constraints		
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints identified
	ionship to Settlement		
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	The site would form a complementary extension to the village however it should be mindful that a conservation area abuts a short length of the north eastern boundary
	ultural Land Quality		
24	Would the development impact on high quality	R	The site is on Grade 2 agricultural

agr	icultural land?	land
	 50% or more in non-agricultural land (G) 	
	• 50% of more in Grade 3b, 4 or 5 (A)	
	• 50% or more in Grade 1, 2 or 3a (R)	

STAGE 2 ASSESSMENT

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

	y question does not mean that the site will be automatically excluded at this stage as the ratings across age 2B will be looked at as a whole using planning balance.			
	sport and Access to Services			
25	Facilities and services			
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the	
	Council's Settlement Hierarchy Audit.			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Clifton All Saints Academy lower	
	Yes, in the settlement (G)		School	
	Yes, proposed as part of the development (G)			
	No, but an adjoining settlement does (A)			
	Not in the settlement or an adjoining			
051	settlement (R)			
25b	Does the settlement have a Middle school (if	Α	Henlow Church of England	
	applicable)?		Academy	
	Yes, in the settlement (G) Yes, prepared as part of the development (C)			
	 Yes, proposed as part of the development (G) 			
	No, but an adjoining settlement does (A) Other actobment asked available (A)			
25c	Other catchment school available (A) Deed the cattlement bevo a Secondary/ Upper	Α	Samuel Whitbread	
250	Does the settlement have a Secondary/ Upper school?	A	Samuel Whitbread	
	V : 11 - 11 - 1 (C)			
	 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) 			
	 Other catchment school available (A) 			
25d	Does the settlement have a GPs surgery or medical	Α	Shefford Health Centre	
23 u	centre?	^	Shehord Health Certife	
	Yes, in the settlement (G)			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Not in the settlement or an adjoining			
	settlement (R)			
26	What retail provision does the settlement offer?	Α	Convenience Store	
	Town Centre/ Supermarket (G)			
	 Convenience Store / Post Office / Newsagent 			
	(A)			
	None (R)			
27	Distance to bus stops with a frequent service (at	G	Under 400m to an hourly frequent	
	least hourly at peak times):		bus service	
	 Less than 400m (G) 		71 and 72 Hitchin/Biggleswade	
	• 400m-800m (A)			
	 Over 800m (R) 			
	 OR submission form stated that improved 			
	public transport facilities could be provided as			
	part of the development (G)			
28	Distance to nearest train station:	R	Over 1200m to Arlesey Station	

	L (b 000 (0)		
	• Less than 800m (G)		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Yes – Fairground Way
	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	Lower school places are a real
			problem in this area, the existing
			lower school site is too small to
			accommodate expansion. Middle
			and upper school places are also
			very tight.
31	If not, has a commitment been made to address	Α	Financial contributions could be
	this?		required
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	Á	Existing flood issue on New road to
	site allocations, in regards to flood risk?		the west boundary – discharge to
	No assessment required (G)		be restricted to greenfield run off or
	Consider Further Assessment (A)		better. Anglian Water sewer
	Further Assessment Required (R)		crosses the site to connect to
	- Tarmor Aboocomone Required (11)		Fairground way, easements and
			right to build over should be
			established with AW.
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	G	No immediate issues
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints		
36	Landscape character	G	Development would need to
	What would the impacts of development be on the		safeguard existing boundary
	landscape character or setting of the area or any		enclosure and trees with new
	designated landscapes? Would there be any direct		planting to create sense of place.
	or indirect harm to the Area of Outstanding Natural		
L	1	1	1

	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	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multi-period archaeological remains therefore it has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
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	Scrub / rough grass habitat, must retain & enhance habitat features
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?	А	Existing green area – parish GI plan aspiration to retain and enhance as allotments / nature reserve.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plani	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		an application for residential development has been granted planning permission for residential development on the land to the south of the site (ref: CB/15/02733).
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is located on the southern edge of Clifton, beyond but adjoining the defined settlement envelope of Clifton. The site appears to be accessed from New Road, Fairground Way and Jubilee Close, Clifton, subject to ownership. To the south of the site away from the settlement of Clifton is an area of land benefiting from planning permission for the construction of a residential development under CB/15/02733/OUT. When considering the presence of this approval it is considered that the site would be contained by development. Thereby it is considered that the development of this site would cause limited harm to the openness of the Countryside and the character of the area. It is considered subject to acceptable details and mitigation, development of this site are to be considered for further assessment.

STAGE 3: ACHIEVABILITY

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

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

Viability

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

The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.

Achievability

Are there any market factors which would affect deliverability?

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

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

		value areas of the Authority.
45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.
Does	the site pass this stage?	Yes

SUMMARY

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

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

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

Site Assessment Framework for HOUSING⁶

Site details	
Reference Number	ALP179
Site Name	Land south of Stockbridge Road
Site Address	Land south of Stockbridge Road
Settlement	Clifton
Size	Submitted Developable Area:1.65ha
	Submitted Whole Site Area: 1.65ha
	Measured GIS Area:1.65ha
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.

all or cont	lict with national policy designations.
J	
No	Number of proposed dwellings as per proforma: 50 Number of proposed dwellings as per CBC methodology:
	39
the Seque	, ,
No	Site not within flood zone 2 or 3
No	Site not within flood zone 2 or 3
Stage 2 b	e subject to detailed assessment)
No	Site not covered by a designation
No	Site not within an AONB
	Yes
	the Seque No No Stage 2 b

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

STAG	STAGE 1B ASSESSMENT					
	This stage of the assessment rules out sites that are not well related to existing settlements but are of an					
insuffi	icient size to be self contained. It also rules out sites wh	ich would	d cause coalescence of existing			
towns	or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will			
provid	de 1,500 homes or more ⁷ .					
Relat	ionship to Settlement					
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site extends to the east of Clifton, and lies adjacent to the settlement envelope to the west and south There are no major physical constraints that separate the site from the main settlement			
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	R	The site abuts Clifton village however, causes coalescence between the Clifton settlement boundary and Henlow settlement boundary and detracts from the openness and separation between the two settlements			

No



Does the site continue to next stage?

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)

Site Assessment Framework for HOUSING⁸

Site details	
Reference Number	ALP190
Site Name	Land Off Hitchin Road Shefford
Site Address	Land Off Hitchin Road Shefford
Settlement	Clifton
Size	Submitted Developable Area:3.83ha
	Submitted Whole Site Area: 3.83ha
	Measured GIS Area: 3.83ha
Proposed Use	Housing
Any other information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 100 Number of proposed dwellings as per CBC methodology: 68		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3		
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Site not covered by a designation		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an 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.

STAG	STAGE 1B ASSESSMENT				
	This stage of the assessment rules out sites that are not well related to existing settlements but are of an				
insuffi	icient size to be self contained. It also rules out sites whi	ich would	d cause coalescence of existing		
towns	or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will		
provid	de 1,500 homes or more ⁹ .				
Relati	ionship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site does not relate well to the settlement and does not abut the settlement boundary. There is open space and a field separating the site and 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	The site does not cause coalescence.		
Does the site continue to next stage?			No		



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)

Site Assessment Framework for HOUSING¹⁰

Site details	
Reference Number	ALP213
Site Name	Land south and west of Fairground Way
Site Address	Land south and west of Fairground Way
Settlement	Clifton
Size	Submitted Developable Area:1.61ha
	Submitted Whole Site Area: 1.61ha
	Measured GIS Area:1.5757ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

OTAO	E 44 ACCECCMENT				
	STAGE 1A ASSESSMENT				
	tage of the assessment rules out sites that are too sma	i or confi	lict with national policy designations.		
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings?	No	Number of proposed dwellings as per proforma:		
	Work out the number of new homes from site size using density of 30dph and exclude up to 40 %	X	50		
	depending on site size of land for infrastructure and				
	services, take into account topography or significant areas of undevelopable land.				
	Site Size Gross to net ratio standards		Number of proposed dwellings as		
	 Up to 0.4 hectare 100% 		per CBC methodology:		
	 0.4 to 2 hectares 80% 		38		
	2 hectares or above 60%				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
	Risk (All sites which reach Stage 2 will be subject to the				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3		
Natio	nally significant designations (All sites which reach S	tage 2 be	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and	No	Site not covered by a designation		
5	Gardens. Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an AONB		
Does	the site continue to next stage?		Yes		

¹⁰ 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 more¹¹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	Site relates well adjacent to the settlement envelope and is without physical constraints that separates it from Clifton
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site does not cause coalescence
Does the site continue to next stage?			Yes

STAG	GE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to m	eet their critical infrastructure needs ¹² .
Critic	al Infrastructure	
8	Can the site meet the critical infrastructure G	There are no critical infrastructure
	requirements that will enable delivery ¹³ ?	requirements identified at this stage
Does	the site continue to next stage?	Yes

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Under utilised agricultural land Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner Site is in multi ownership -Α who has expressed an intention to develop the site? Potential issues There have been no legal issues 11 Are there any legal or ownership problems that could Α delay or prevent development? identified to date but a number of If Yes, then can these be issues be realistically land owners involved. overcome? 12 Does the site already have planning permission for G There is no relevant planning the proposed use? If yes, then score as Red history for the site. However, an

11

because it's not eligible for allocation.

¹³ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

application for residential

¹¹ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

¹² Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

	development recently allowed on appeal for the land to the south of the site (ref: CB/15/02733).
Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

Gree	Breenbelt Commence of the Comm				
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.	Yes or No	N/A		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or 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 2.14	No	Site is not supported by a neighbourhood plan		
Does	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

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

16	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R)	R	Grassland/scrubland
	nunity		
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Not in a neighbourhood plan designation 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	No previous consultation identified
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	No impact on employment/retail or community facility
Cumu	lative Impact		
21	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data). What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).	A	Number of houses in 2006: 1,166 Number of houses in 2016: 1,290 Percentage Growth: 10.63% Number of houses in 2016: 1,290 Number of outstanding completions 2016: 66 Percentage Growth: 5.12%
Physi	ical Constraints		
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints identified
	ionship to Settlement		
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	The site would form a complementary extension to the village however it should be mindful that a conservation area abuts a short length of the north eastern boundary
	ultural Land Quality		
24	Would the development impact on high quality	R	The site is on Grade 2 agricultural

agricultural land?	land
 50% or more in non-agricultural land (G) 	
 50% of more in Grade 3b, 4 or 5 (A) 	
 50% or more in Grade 1, 2 or 3a (R) 	

STAGE 2 ASSESSMENT

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

	ge 2B will be looked at as a whole using planning balance.				
	sport and Access to Services	'-			
25					
	Question 26 considers the suitability and sustainability of the site for housing. It links to the				
	Council's Settlement Hierarchy Audit.		, and the second		
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Clifton All Saints Academy lower		
	 Yes, in the settlement (G) 		School		
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	Not in the settlement or an adjoining		· ·		
	settlement (R)				
25b	Does the settlement have a Middle school (if	Α	Henlow Church of England		
	applicable)?		Academy		
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A) Other actal ment ask ask are level by (A)				
25c	Other catchment school available (A) Decaths authorize being a Secondary / Upper	Α	Samuel Whitbread		
250	Does the settlement have a Secondary/ Upper school?	A	Samuel Whitbread		
	Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	Other catchment school available (A)				
25d	Does the settlement have a GPs surgery or medical	Α	Shefford Health Centre		
	centre?				
	 Yes, in the settlement (G) 				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	Α	Convenience Store		
	 Town Centre/ Supermarket (G) 				
	 Convenience Store / Post Office / Newsagent 				
	(A)				
	None (R) Right (A) None (R)				
27	Distance to bus stops with a frequent service (at	G	Under 400m to an hourly frequent		
	least hourly at peak times):		bus service 71 and 72 Hitchin/Biggleswade		
	• Less than 400m (G)		/ and / 2 millim/biggleswade		
	• 400m-800m (A)				
	Over 800m (R)OR submission form stated that improved				
	 OR submission form stated that improved public transport facilities could be provided as 				
	part of the development (G)				
28	Distance to nearest train station:	R	Over 1200m to Arlesey Station		
	Diotation to floatoot traili station.	13	Stor Izoom to Amosoy Otation		

	1 (1 000 (0)	1			
	• Less than 800m (G)				
	• 800m-1200m (A)				
	 Over 1200m (R) 				
29	Is the site accessible from the existing road network?	G	Yes – Fairground Way		
	ol Capacity				
30	Do the local schools have capacity at all tiers?	R	Lower school places are a real		
			problem in this area, the existing		
			lower school site is too small to		
			accommodate expansion. Middle		
			and upper school places are also		
			very tight.		
31	If not, has a commitment been made to address	Α	Liaison with Education		
	this?				
Wate	Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a		
	infrastructure for waste water and potable water?		statutory duty to supply water and		
			waste water infrastructure to new		
			development sites and a lack of		
			available capacity does not prevent		
			future development. Any		
			infrastructure upgrades required		
			will depend on the quantum and		
			location of growth falling within		
			each catchment area. Whilst the		
			Stage 1 Water Cycle Study (April		
			2017) identifies the current capacity		
			of existing water infrastructure, a		
			Stage 2 study will be prepared to		
			test the cumulative effect of sites		
			that have been shortlisted for		
			allocation in the Local Plan and		
			identify the nature and timing of		
			any upgrades required.		
Drain	age and Flooding (All sites subject to Sequential Te	est)			
33	What is the conclusion of the sequential approach to	Á	Existing flood issue on New road to		
	site allocations, in regards to flood risk?		the west boundary – discharge to		
	No assessment required (G)		be restricted to greenfield run off or		
	Consider Further Assessment (A)		better. Anglian Water sewer		
	Further Assessment Required (R)		crosses the site to connect to		
	- Tarmor Aboocomone Required (11)		Fairground way, easements and		
			right to build over should be		
			established with AW.		
Envir	onmental Health				
34	Contamination	R/A/G	Awaiting comments		
	Are there any contamination constraints on site and		, and the second		
	will there be any remediation required?				
35	Adjoining uses	G	No immediate issues		
	Would any adjoining uses have the potential to				
	cause conflict with the proposed use? (for example;				
	noise and smell)				
Envir	Environmental Constraints				
36	Landscape character	G	Development would need to		
	What would the impacts of development be on the	_	safeguard existing boundary		
	landscape character or setting of the area or any		enclosure and trees with new		
	designated landscapes? Would there be any direct		planting to create sense of place.		
	or indirect harm to the Area of Outstanding Natural		p.sg to stoate contoo of place.		
	or maneot narm to the Area of Odistanding Natural	<u> </u>			

	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	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multi-period archaeological remains therefore it has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.			
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	Scrub / rough grass habitat, must retain & enhance habitat features			
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?	Α	Existing green area – parish GI plan aspiration to retain and enhance as allotments / nature reserve.			
Mine	rals and Waste					
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues			
Plani	Planning History					
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		an application for residential development has been allowed on appeal planning permission for residential development on the land to the south of the site (ref: CB/15/02733).			
Does	the site continue to next stage?		Yes			

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is located on the southern edge of Clifton, beyond but adjoining the defined settlement envelope of Clifton. The site appears to be accessed from New Road, Fairground Way and Jubilee Close, Clifton, subject to ownership. To the south of the site away from the settlement of Clifton is an area of land benefiting from planning permission for the construction of a residential development under CB/15/02733/OUT. When considering the presence of this approval it is considered that the site would be contained by development. Thereby it is considered that the development of this site would cause limited harm to the openness of the Countryside and the character of the area. It is considered subject to acceptable details and mitigation, development of this site is to be considered for further assessment.

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.

G

Viability

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

The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable

Achievability

Are there any market factors which would affect deliverability?

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

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

		value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does	the site pass this stage?	Yes

SUMMARY

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

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

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

Site Assessment Framework for HOUSING¹⁵

Site details	
Reference Number	ALP236
Site Name	Land off Hitchin Lane
Site Address	Land between Hitchin Lane and New Road, Clifton
Settlement	Clifton
Size	Submitted Developable Area:3.54ha
	Submitted Whole Site Area: 4.66ha
	Measured GIS Area:4.6ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or confl	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 106 Number of proposed dwellings as per CBC methodology: 63
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3
Natio	nally significant designations (All sites which reach S	Stage 2 be	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Site not covered by a designation
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an AONB
Does the site continue to next stage?			

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

STAC	STAGE 1B ASSESSMENT					
This s	This stage of the assessment rules out sites that are not well related to existing settlements but are of an					
insuff	icient size to be self contained. It also rules out sites wh	ich would	I cause coalescence of existing			
towns	s or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will			
provid	de 1,500 homes or more ¹⁶ .					
Relat	ionship to Settlement					
6	For sites that are not of a sufficient scale to be self-	R	The site is not a logical extension			
	contained, is the site a logical extension to the		to the existing settlement			
	settlement or are there any major physical					
	constraints(for example A roads, rivers or railways)					
	that separate it from the main settlement?					
7	Does the site cause coalescence between an	G	The site does not cause			
	existing village or town and another existing village		coalescence			
	or town? If yes, then grade as Amber if the site					
	would be able to provide appropriate buffers or					
	green wedges to mitigate this, or Red if it would not					
	be possible for appropriate buffers to be provided					
	leaving a reasonable developable area based on the					
	individual context of the site.					



Does the site continue to next stage?

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

Site Assessment Framework for HOUSING¹⁷

Site details	
Reference Number	ALP262
Site Name	Land off Pedley Lane and Stanford Lane, Clifton
Site Address	
Settlement	Clifton
Size	Submitted Developable Area:6.7ha
	Submitted Whole Site Area: 6.7ha
	Measured GIS Area:
Proposed Use	Housing
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT		
This stage of the assessment rules out sites that are too small	all or cont	lict with national policy designations.
Provisional Site Capacity	T	
Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 160-180 Number of proposed dwellings as per CBC methodology: 120
Flood Risk (All sites which reach Stage 2 will be subject to t	he Seque	ential Test)
Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within floodzone 2 or 3
Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Nationally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site
Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?		No

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

STAGE 1D ASSESSMENT

overcome?

Does the site already have planning permission for

the proposed use? If yes, then score as Red

because it's not eligible for allocation.

12

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?	А	The site could be an extension to the existing settlement. Part of the main settlement is separated from Clifton.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence
Does	the site continue to next stage?		Yes

	SE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs ¹⁹ .
Critic	al Infrastructure	
8	Can the site meet the critical infrastructure A	Further information required
	requirements that will enable delivery ²⁰ ?	
Does	the site continue to next stage?	Yes

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

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)

G

No planning permission

²⁰ 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.

¹⁹ 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.

Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

T I I I I I I I I I I I I I I I I I I I						
Green	nbelt					
13	Is the site located within the Green Belt?	No	Site not within the green belt			
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	N/A			
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Site is not supported by 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. ²¹	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

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

²¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	26 7F9/ (A)		
	• 26 - 75% (A)		
Comr	• 25% - 0% (Greenfield) (R) nunity		
17	Neighbourhood Planning (only applicable in	No	No neighbourhood plan.
.,	designated areas)	140	No neighbourhood plan.
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation
	Has any community consultation taken place?		, and the second
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No impact on sustainability
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
Curren	house etc)		
20	Ilative Impact Considering housing completions over the past 10	Α	There has been a 10.63% increase
20	years, what has been the level of housing growth in	A	in housing growth.
	the parish?		in nodsing growth.
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	Α	With outstanding planning
	outstanding permissions (as of April 2016) were to		permissions there will be an
	be completed?		increase of 5.12%.
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R) This is a factor of the fac		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	onship to Settlement	1 -	
23	Would development of the site be complementary to	Α	The site would result in
	the existing settlement pattern, and would it have an		development to the north of Clifton,
	adverse impact on any historic, unique or distinctive		extending beyond the settlement
	characteristics of the settlement's built or natural form?		boundary.
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
- :	agricultural land?		
	50% or more in non-agricultural land (G)		
	50% of more in Grade 3b, 4 or 5 (A)		
	• 50% or more in Grade 1, 2 or 3a (R)		
	11,111,	1	1

STAGE 2 ASSESSMENT

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

	ge 2B will be looked at as a whole using planning balance.					
Trans	sport and Access to Services					
25	Facilities and services					
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the			
	Council's Settlement Hierarchy Audit.					
25.0	Issues relating to capacity are assessed separately		Within Clifton			
25a	Does the settlement have a Primary/Lower school?	G	within Clinton			
	Yes, in the settlement (G) Yes, prepared as part of the development (C) The settlement (G) Yes, prepared as part of the development (C).					
	 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) 					
	No, but an adjoining settlement does (A)Not in the settlement or an adjoining					
	settlement (R)					
25b	Does the settlement have a Middle school (if	Α	Adjoining settlement			
235	applicable)?	^ \	Adjoining Settlement			
	Yes, in the settlement (G)					
	 Yes, proposed as part of the development (G) 					
	 No, but an adjoining settlement does (A) 					
	Other catchment school available (A)					
25c	Does the settlement have a Secondary/ Upper	Α	Adjoining settlement			
	school?		, ,			
	Yes, in the settlement (G)					
	 Yes, proposed as part of the development (G) 					
	 No, but an adjoining settlement does (A) 					
	 Other catchment school available (A) 					
25d	Does the settlement have a GPs surgery or medical	Α	Adjoining settlement			
	centre?					
	 Yes, in the settlement (G) 					
	 Yes, proposed as part of the development (G) 					
	 No, but an adjoining settlement does (A) 					
	Not in the settlement or an adjoining					
00	settlement (R)	Δ.	Dest efficien			
26	What retail provision does the settlement offer?	Α	Post office			
	Town Centre/ Supermarket (G) Convenience Store / Rest Office / Newsgreat					
	 Convenience Store / Post Office / Newsagent (A) 					
	• None (R)					
27	Distance to bus stops with a frequent service (at	Α	590m			
	least hourly at peak times):	 				
	Less than 400m (G)					
	• 400m-800m (A)					
	• Over 800m (R)					
	OR submission form stated that improved					
	public transport facilities could be provided as					
	part of the development (G)					
28	Distance to nearest train station:	R	Arlesey			
	Less than 800m (G)					
	• 800m-1200m (A)					
	 Over 1200m (R) 					
29	Is the site accessible from the existing road network?	G	Yes			

capacity and for	
capacity and for	ducation are near to
	er growth.
	dle and upper school
	nned at Etonbury, but
no lower school	ol project has been
identified.	
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed a	t a later stage)
	companies have a
	o supply water and
	frastructure to new
	ites and a lack of
	city does not prevent
future develop	
	ipgrades required
	the quantum and wth falling within
	nt area. Whilst the
	Cycle Study (April
	s the current capacity
	er infrastructure, a
	will be prepared to
	ative effect of sites
that have been	shortlisted for
allocation in the	e Local Plan and
identify the nat	ure and timing of
any upgrades i	required.
Drainage and Flooding (All sites subject to Sequential Test)	
	d risk of surface
	assessment is
No assessment required (G) unlikely to be reconstruction.	equirea
Consider Further Assessment (A)	
Further Assessment Required (R)	
Environmental Health	
34 Contamination Are there any contamination constraints an site and R/A/G Awaiting Comm	nents
Are there any contamination constraints on site and will there be any remediation required?	
35 Adjoining uses G No issues	
Would any adjoining uses have the potential to	
Would any adjoining uses have the potential to cause conflict with the proposed use? (for example:	
cause conflict with the proposed use? (for example;	
cause conflict with the proposed use? (for example; noise and smell) Environmental Constraints	r development .Need
cause conflict with the proposed use? (for example; noise and smell) Environmental Constraints 36 Landscape character R Not suitable for	r development .Need en countryside to
cause conflict with the proposed use? (for example; noise and smell) Environmental Constraints 36 Landscape character What would the impacts of development be on the landscape character or setting of the area or any R Not suitable for to conserve op prevent coales	en countryside to cence and maintain
cause conflict with the proposed use? (for example; noise and smell) 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 R Not suitable for to conserve op prevent coales farmed context	en countryside to cence and maintain
cause conflict with the proposed use? (for example; noise and smell) 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 R Not suitable for to conserve op prevent coales farmed context	en countryside to cence and maintain
cause conflict with the proposed use? (for example; noise and smell) 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?	en countryside to cence and maintain
cause conflict with the proposed use? (for example; noise and smell) 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? 37 Heritage/ Archaeology R Not suitable for to conserve op prevent coales farmed context	en countryside to cence and maintain :.
cause conflict with the proposed use? (for example; noise and smell) 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? 37 Heritage/ Archaeology What would the impacts of development be on any A - A Site has archaeology What would the impacts of development be on any	en countryside to cence and maintain eological potential not prevent
cause conflict with the proposed use? (for example; noise and smell) 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? 37 Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? A - A Site has archaeology allocation proving the string of the area or any prevent coales for the constraint of the Area of Outstanding Natural Beauty or the Nature Improvement Area?	en countryside to cence and maintain eological potential not prevent iding appropriate
cause conflict with the proposed use? (for example; noise and smell) Environmental Constraints 36	en countryside to cence and maintain eological potential not prevent iding appropriate adertaken.
cause conflict with the proposed use? (for example; noise and smell) 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? 37 Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets? R Not suitable for to conserve op prevent coales farmed context farmed context farmed context and the impacts of Outstanding Natural Beauty or the Nature Improvement Area? H- A Site has archaeology allocation proving these assets?	en countryside to cence and maintain eological potential not prevent iding appropriate adertaken.
cause conflict with the proposed use? (for example; noise and smell) 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? 37 Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets? R Not suitable for to conserve op prevent coales farmed context farmed context and the context farmed conte	en countryside to cence and maintain eological potential not prevent iding appropriate adertaken.

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	Potential habitat enhancements, must consider existing habitats & corridors grade 2 agric land traditional orchard adj.
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	Parish GI plan identifies aspiration to retain area as farmland. No loss of open space and leisure.
Mine	rals and Waste		
What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?			No issues
Plani	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Although the site would extend Clifton northwards, it is not considered an appropriate site for development. This is because of conflicts with landscape and heritage. The site has an impact on Clifton Manor and its very sensitive setting on this grade 2 listed building, it is considered that the benefits of development would not outweigh the harm.

The site is therefore not be considered further.

Site Assessment Framework for HOUSING²²

Site details	
Reference Number	ALP263
Site Name	Land off Pedley Lane
Site Address	Land off Pedley Lane, Clifton
Settlement	Clifton (Shefford)
Size	Submitted Developable Area: 1.93
	Submitted Whole Site Area: 1.93
	Measured GIS Area: 1.93
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT	II	
	stage of the assessment rules out sites that are too sma	ii or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as
	dwellings?		per proforma:
	Work out the number of new homes from site size		40
	using density of 30dph and exclude up to 40 %		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		
			Number of proposed dwellings as
	• Up to 0.4 hectare 100%		Number of proposed dwellings as per CBC methodology:
	• 0.4 to 2 hectares 80%		per CBC methodology.
	2 hectares or above 60% Note: for this coloridation use the submitted.		43
	Note: for this calculation use the submitted		43
	Developable Area, or the area measured in GIS if this is smaller.		
Floor	d Risk (All sites which reach Stage 2 will be subject to the	o Sogue	l untial Toet\
2	Is more than 50% of the site located in Flood Zone 2	No	Site not within flood zone 2 or 3
2	or 3?	INO	Site flot within flood zone z or 3
3	Is more than 50% of the site at risk from surface	No	Site not within flood zone 2 or 3
	water flooding?		
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally	No	Site not covered by a designation
	significant designations? These are: Sites of Special		
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within the Area	No	Site not within an AONB
	of Outstanding Natural Beauty?	L	
Does	the site continue to next stage?		Yes

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

O= 4		-				
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STA	(JE	ın	A.J.		-> IV	

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 more²³.

Relati	Relationship to Settlement					
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is located to the east of Shefford, directly adjacent to the settlement envelope and an existing residential area. There are no major physical constraints that separate the site from the main settlement. The site is located opposite Samuel Whitbread Upper School but some distance from the main services and facilities in the centre of 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.	R	The site abuts Shefford however, causes coalescence between the Shefford settlement boundary and neighbouring Clifton settlement boundary and detracts from the openness and separation between the two settlements.			
Does	Does the site continue to next stage?		No			



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

Site Assessment Framework for HOUSING²⁴

Site details					
Reference Number	eference Number ALP303				
Site Name	Land west of Hitchin Lane				
Site Address	Land between Hitchin Lane and New Road, Clifton				
Settlement	Clifton				
Size	Submitted Developable Area:5.3ha				
	Submitted Whole Site Area: 5.3ha				
	Measured GIS Area:5.3ha				
Proposed Use	Housing				
Any other	See ALP236 and NLP110 and NLP307				
information	CB/15/02733 – application allowed at appeal				

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 Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 160 Number of proposed dwellings as per CBC methodology: 95				
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)							
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3				
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding				
Natio	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 on site.				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB				
Does	Does the site continue to next stage?		Yes				

²⁴ 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 more²⁵.

Relationship to Settlement

ItClat	Relationship to octalement				
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 is not a logical extension to Clifton. The site would result in greenfield land between the settlement envelope and the site.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence		
Does the site continue to next stage?			No		

STAG	SE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ²⁶ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure A	Further information required.		
	requirements that will enable delivery ²⁷ ?			
Does	the site continue to next stage?	Yes		

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

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

led garden villages towns and cities.pdf)

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

27 This is an accessment leave to the contraction of the contracti

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



Site Assessment Framework for HOUSING²⁸

Site details	
Reference Number	ALP360
Site Name	Harbrook Farm
Site Address	Harbrook Farm
Settlement	Clifton
Size	Submitted Developable Area:0.70ha
	Submitted Whole Site Area: 0.80ha
	Measured GIS Area:0.80ha
Proposed Use	Residential
Any other	CB/13/01208/FUL - 06/06/14
information	CB/16/04918 – not yet determined

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

STAG	GE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 25-30 Number of proposed dwellings as per CBC methodology: 37		
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3		
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Site not covered by a designation		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not 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.

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?	G	The site lies to the west of Clifton, on the edge of the settlement envelope. The site is to the rear of a number of dwellings and only has access to the main road via a dirt track. It can be possibly 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	

STAG	STAGE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³⁰ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery ³¹ ?	G	No access issues. Access via consented scheme 13/01208 via New Rd	
Does the site continue to next stage?			Yes	

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? 9 G Under utilised agricultural land Would the existing use limit the development 10 Is the land controlled by a developer or land owner G The site is promoted by the land who has expressed an intention to develop the site? owners 11 Are there any legal or ownership problems that could G None evident delay or prevent development? If Yes, then can these be issues be realistically overcome?

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

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

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

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

12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	R	Benefits from Development Management Committee motion for approval of planning permission under reference CB/16/04918/OUT. Decision not yet issued, due to awaiting S106 agreement.
Does the site continue to next stage?		No	



Site Assessment Framework for HOUSING³²

Site details	Site details				
Reference Number	ALP414				
Site Name	Land between Hitchin Lane and New Road				
Site Address	Land between Hitchin Lane and New Road, Clifton				
Settlement	Clifton				
Size	Submitted Developable Area:4.2ha Submitted Whole Site Area: 4.2ha Measured GIS Area:4.2ha				
Proposed Use	Residential				
Any other information					

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

STAG	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 100-150 Number of proposed dwellings as per CBC methodology: 75
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Site not covered by a designation
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an AONB
Does the site continue to next stage?			Yes

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

STAG	E 1B ASSESSMENT		
	tage of the assessment rules out sites that are not well		
	cient size to be self contained. It also rules out sites whi		•
	or villages. For the purposes of this assessment, a sel-	f-contain	ed site is defined as a site which will
	le 1,500 homes or more ³³ .		
Relati	onship to Settlement		
0	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 falls to the south of Clifton, but is separated from the main settlement by vacant green space and a small number of detached dwellings along the frontage of New Road. The site is therefore not a logical extension to the existing 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	G	The site does not cause coalescence.

No



green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the

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

Site Assessment Framework for HOUSING³⁴

Site details	Site details				
Reference Number	ALP456				
Site Name	Land to the west of New Road				
Site Address	Land to the west of New Road				
Settlement	Clifton				
Size	Submitted Developable Area:2.5ha				
	Submitted Whole Site Area: 2.5ha				
	Measured GIS Area:2.5ha				
Proposed Use	Residential				
Any other					
information					

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	GE 1A ASSESSMENT			
	stage of the assessment rules out sites that are too sma	II or confi	lict with national policy designations.	
	sional Site Capacity	1		
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	No	Number of proposed dwellings as per proforma: 75-100	
	areas of undevelopable land. Site Size Gross to net ratio standards			
	 Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% 		Number of proposed dwellings as per CBC methodology: 45	
	Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.			
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3	
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3	
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Site not covered by a designation	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an AONB	
Does	Does the site continue to next stage?			

³⁴ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

								T

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³⁵.

Itolati	ionship to octhement		
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 falls to the south of Clifton, and the northern boundary lies adjacent to an allocated site currently under construction and a small number of existing detached properties along the frontage of New Road. The site further extends the settlement south, away from the existing built form. Given the low density, more rural character of existing residential development opposite, a further extension to the south would not represent a logical extension to the existing 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	The site does not cause coalescence.
Does	the site continue to next stage?		No

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

Site Assessment Framework for HOUSING³⁶

Site details	
Reference Number	ALP472
Site Name	Brandy Knolls
Site Address	Shefford Road, Clifton
Settlement	Clifton
Size	Submitted Developable Area:8ha
	Submitted Whole Site Area: 8ha
	Measured GIS Area:8ha
Proposed Use	Playing fields
Any other	SITE NOT ASSESSED – PROPOSES LEISURE USES NOT HOUSING
information	



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 $^{^{36}}$ 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	NLP010
Site Name	Land at New Road, Clifton
Site Address	Land at New Road, Clifton
Settlement	Clifton
Size	Submitted Developable Area:2.1ha
	Submitted Whole Site Area: 2.1ha
	Measured GIS Area: 2.1ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT						
	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.				
	Provisional Site Capacity						
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 1 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 30 Number of proposed dwellings as per CBC methodology: 37				
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3				
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3				
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Site not covered by a designation				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an 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.

This s insuffi towns provid	STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ³⁸ . 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 adjacent to the A507 and is isolated from the main settlement, being separated by a large expanse of largely agricultural land and uses. The site does not relate well to the settlement and does not therefore represent 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	G	The site does not cause coalescence.				

No



be possible for appropriate buffers to be provided leaving a reasonable developable area based on the

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

Site Assessment Framework for HOUSING³⁹

Site details	
Reference Number	NLP057
Site Name	The Paddock
Site Address	New Road, Clifton, SG17 5RQ
Settlement	Clifton
Size	Submitted Developable Area: 0.79ha
	Submitted Whole Site Area: 0.79ha
	Measured GIS Area: 0.79ha
Proposed Use	Residential
Any other	CB/13/01208/FUL - 06/06/14
information	CB/16/04918 – not yet determined

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 ASS		II an aa-d					
	assessment rules out sites that are too sma	ii or confi	lict with national policy designations.				
	Provisional Site Capacity						
dwellings?	likely to accommodate less than 10 the number of new homes from site size	No	Number of proposed dwellings as per proforma:				
depending services, t	sity of 30dph and exclude up to 40 % g on site size of land for infrastructure and take into account topography or significant		20-25				
Site Size (Indevelopable land. Gross to net ratio standards to 0.4 hectare 100% to 2 hectares 80%		Number of proposed dwellings as per CBC methodology:				
• 2 h Note: for t	nectares or above 60% this calculation use the submitted ble Area, or the area measured in GIS if		19				
Flood Risk (All s	sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)				
2 Is more th or 3?	an 50% of the site located in Flood Zone 2	No	Not within the flood zone 2 or 3				
3 Is more th water floo	an 50% of the site at risk from surface ding?	No	Not within the flood zone 2 or 3				
Nationally signi	ficant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)				
significant Scientific	an 50% of the site covered by nationally designations? These are: Sites of Special Interest, National Nature Reserves, d Monuments, Registered Parks and	No	No designations found on site				
	an 50% of the site located within the Area nding Natural Beauty?	No	Not within AONB				
Does the site cor	ntinue to next stage?		Yes				

³⁹ 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 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?	G	The site lies to the west of Clifton, on the edge of the settlement envelope. The site is to the rear of a number of dwellings and only has access to the main road via a dirt track. It can be possibly 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

STAC	STAGE 1C ASSESSMENT							
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁴¹ .							
Critic	Critical Infrastructure							
8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴² ?	G	No access issues. Access via consented scheme 13/01208 via New Rd					
Does	Does the site continue to next stage? Yes							

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? 9 G 100% Greenfield Would the existing use limit the development 10 Is the land controlled by a developer or land owner G Intent on developing the site who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G No issues delay or prevent development? If Yes, then can these be issues be realistically overcome?

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

⁴¹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	R	Benefits from Development Management Committee motion for approval of planning permission under reference CB/16/04918/OUT. Decision not yet issued, due to awaiting S106 agreement.
Does	the site continue to next stage?		No



Site Assessment Framework for HOUSING⁴³

Site details	
Reference Number	NLP110
Site Name	Land off Hitchin Lane, Clifton
Site Address	Hitchin Lane, Clifton, Bedfordshire
Settlement	Clifton
Size	Submitted Developable Area:3.36hA
	Submitted Whole Site Area: 4.74ha
	Measured GIS Area:4.74ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

CTAC	DE 4A ACCECCMENT			
	GE 1A ASSESSMENT	ll or conf	list with notional nation, decimations	
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
	sional Site Capacity			
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as	
	dwellings?		per proforma:	
	Work out the number of new homes from site size		100-150	
	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		Number of proposed dwellings as	
	 Up to 0.4 hectare 100% 		per CBC methodology:	
	 0.4 to 2 hectares 80% 			
	 2 hectares or above 60% 		97	
	Note: for this calculation use the submitted			
	Developable Area, or the area measured in GIS if			
	this is smaller.			
Flood	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2	No	Site not within flood zone 2 or 3	
	or 3?			
3	Is more than 50% of the site at risk from surface	No	Site not within flood zone 2 or 3	
	water flooding?			
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally	No	Site not covered by a designation	
	significant designations? These are: Sites of Special			
	Scientific Interest, National Nature Reserves,			
	Scheduled Monuments, Registered Parks and			
	Gardens.			
5	Is more than 50% of the site located within the Area	No	Site not within an AONB	
	of Outstanding Natural Beauty?			
Does	the site continue to next stage?	•	Yes	

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

STAG	GE 1B ASSESSMENT				
This s	This stage of the assessment rules out sites that are not well related to existing settlements but are of an				
insuff	insufficient size to be self contained. It also rules out sites which would cause coalescence of existing				
towns	towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will				
provid	de 1,500 homes or more ⁴⁴ .				
Relat	ionship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site falls to the south of Clifton, but is separated from the main settlement by vacant green space and a small number of detached dwellings along the frontage of New Road. The site is therefore not a logical extension to the existing 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	G	The site does not cause coalescence		

No



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

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

Site Assessment Framework for HOUSING⁴⁵

Site details		
Reference Number	NLP128	
Site Name	Land off Broad Street	
Site Address	Land off Broad Street	
Settlement	Clifton	
Size	Submitted Developable Area: 4ha	
	Submitted Whole Site Area: 4ha	
	Measured GIS Area:3.8ha	
Proposed Use	Residential	
Any other	Fails on coalescence	
information		

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

STAGE 1A ASSESSMENT				
This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provisional Site Capacity				
1 Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 120 Number of proposed dwellings as per CBC methodology: 91		
	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3		
Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3		
Nationally significant designations (All sites which reach	Stage 2 b	e subject to detailed assessment)		
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	Site not covered by a designation		
5 Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an AONB		
Does the site continue to next stage?		Yes		

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

This s insuffi towns provid	STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ⁴⁶ .		
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? For sites that are not of a sufficient scale to be self-Clifton, directly adjacent to the settlement envelope to the west and south. There are no major physical constraints that separate the site from the main settlement.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	R	Site causes coalescence as it resides within the Countryside Gap that separates Clifton from Henlow.
Does	Does the site continue to next stage?		



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

Site Assessment Framework for HOUSING⁴⁷

Site details		
Reference Number	NLP140	
Site Name	Land east of Hitchin Rd Shefford	
Site Address	Land east of Hitchin Rd Shefford	
Settlement	Clifton	
Size	Submitted Developable Area:2.3ha Submitted Whole Site Area: 2.93ha	
	Measured GIS Area:	
Proposed Use	Residential	
Any other	CB/15/01657/OUT	
information		

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	GE 1A ASSESSMENT		Catacida a attaca la attaca de atac
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
	sional Site Capacity	T	
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 64 Number of proposed dwellings as per CBC methodology: 41
Floor	this is smaller. Risk (All sites which reach Stage 2 will be subject to the	e Segue	Intial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Site not covered by a designation
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an AONB
Does	the site continue to next stage?		Yes

⁴⁷ 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 more⁴⁸.

Relationship to Settlement

STAGE 1D ASSESSMENT

11

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

STAG	GE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs ⁴⁹ .
Critic	al Infrastructure	
8	Can the site meet the critical infrastructure G	There are no critical infrastructure
	requirements that will enable delivery ⁵⁰ ?	requirements identified at this stage
Does	Does the site continue to next stage? Yes	

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? Playing field at Samuel Whitbread G Would the existing use limit the development Academy potential? 10 Is the land controlled by a developer or land owner G The site is being promoted by the who has expressed an intention to develop the site? developer on behalf of the landowner who owns the dwelling house who is intent on developing the site

None apparent

Are there any legal or ownership problems that could

delay or prevent development?

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)

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

⁵⁰ This is an acceptance the second of the control of t

⁵⁰ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	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.	R	Benefits from Development Management Committee motion for approval of planning permission under reference CB/15/01657/OUT Decision not yet issued, due to awaiting S106 agreement.
Does the site continue to next stage?		No	



Site Assessment Framework for HOUSING⁵¹

Site details	
Reference Number	NLP145
Site Name	Land Off Hitchin Road Shefford
Site Address	Land Off Hitchin Road Shefford
Settlement	Clifton
Size	Submitted Developable Area:3.83ha
	Submitted Whole Site Area: 3.83ha
	Measured GIS Area: 3.83ha
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	
	p. 1
This stage of the assessment rules out sites that are too small or conflict with national po	olicy designations.
Provisional Site Capacity	
Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 10.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	sed dwellings as
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)	
Is more than 50% of the site located in Flood Zone 2 No Site not within floor 3?	ood zone 2 or 3
Is more than 50% of the site at risk from surface water flooding?	ood zone 2 or 3
Nationally significant designations (All sites which reach Stage 2 be subject to detaile	ed assessment)
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.	by a designation
Is more than 50% of the site located within the Area No Site not within an of Outstanding Natural Beauty?	AONB
Does the site continue to next stage?	

⁵¹ 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				
icient size to be self contained. It also rules out sites whi	ich would	d cause coalescence of existing		
or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will		
de 1,500 homes or more ⁵² .				
ionship to Settlement				
For sites that are not of a sufficient scale to be self-	R	The site does not relate well to the		
contained, is the site a logical extension to the		settlement and does not abut the		
settlement or are there any major physical		settlement boundary. There is open		
constraints(for example A roads, rivers or railways)		space and a field separating the		
that separate it from the main settlement?		site and settlement.		
Does the site cause coalescence between an	G	The site does not cause		
existing village or town and another existing village		coalescence.		
or town? If yes, then grade as Amber if the site				
would be able to provide appropriate buffers or				
	stage of the assessment rules out sites that are not well icient size to be self contained. It also rules out sites where or villages. For the purposes of this assessment, a select 1,500 homes or more 52. ionship to Settlement 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? Does the site cause coalescence between an existing village or town and another existing village	stage of the assessment rules out sites that are not well related to icient size to be self contained. It also rules out sites which would sor villages. For the purposes of this assessment, a self-contained 1,500 homes or more 52. ionship to Settlement 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? Does the site cause coalescence between an existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided		

No



individual context of the site.

Does the site continue to next stage?

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

Site Assessment Framework for HOUSING⁵³

Site details	
Reference Number	NLP146
Site Name	Land to the rear of Knolls Way
Site Address	Land to the rear of Knolls Way
Settlement	Clifton
Size	Submitted Developable Area:1.08 Submitted Whole Site Area: 1.08 Measured GIS Area: 1.09
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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	STAC	GE 1A ASSESSMENT		
Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test) Is more than 50% of the site located in Flood Zone 2 or 3? Is more than 50% of the site at risk from surface water flooding? No Site not within flood zone 2 or 3 No Site not within flood zone 2 or 3 No Site not within flood zone 2 or 3 Site not covered by a designation Site not covered by a designation Scientific Interest, National Nature Reserves,	This	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test) Is more than 50% of the site located in Flood Zone 2 or 3? Is more than 50% of the site at risk from surface water flooding? Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment) Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves,	Provi	sional Site Capacity		
Is more than 50% of the site located in Flood Zone 2 No or 3? Is more than 50% of the site at risk from surface water flooding? No Site not within flood zone 2 or 3 water flooding? No Site not within flood zone 2 or 3 water flooding? No Site not within flood zone 2 or 3 water flooding? No Site not within flood zone 2 or 3 water flooding? No Site not within flood zone 2 or 3 water flooding? No Site not covered by a designation significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves,		dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.		Per proforma: 30 Number of proposed dwellings as per CBC methodology: 26
or 3? Is more than 50% of the site at risk from surface water flooding? Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment) Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Site not covered by a designation			ne Seque	
water flooding? Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment) Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Site not covered by a designation	2		No	Site not within flood zone 2 or 3
Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves,	3		No	Site not within flood zone 2 or 3
Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves,	Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
Gardens.		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	No	Site not covered by a designation
Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	5	· ·	No	Site not within an AONB
Does the site continue to next stage?	Does	the site continue to next stage?		Yes

 $^{^{53}}$ 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 more⁵⁴

Relationship	to Settlement

Neiat	lationship 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 can be construed as an extension of an existing housing estate adjacent to the Clifton settlement envelope.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site abuts Clifton settlement envelope and would represent an infill development between residential areas.	
Does	the site continue to next stage?		Yes	

STAG	GE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not al	ole to meet	their critical infrastructure needs ⁵⁵ .
Critic	al Infrastructure		
8	Can the site meet the critical infrastructure requirements that will enable delivery ⁵⁶ ?	A	The access to the site off Shefford Road would need to be of adequate width (5.5m minimum) to allow for 2 vehicular movements.
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.

Avaii	wallability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield – vacant grassland	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site is promoted on behalf of the sole land owner	
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 apparent	
12	Does the site already have planning permission for	G	None apparent	

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

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

⁵⁵ 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.

56 This is an asset

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

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

Plan.	rian.				
Gree	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.	Yes or No	N/A		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or 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 2.57	No	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 The site is on greenfield land

⁵⁷ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	with the NDDE definition?		
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	 25% - 0% (Greenfield) (R) 		
	nunity		
17	Neighbourhood Planning (only applicable in	No	Not in a neighbourhood plan
	designated areas)		designation area
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No previous consultation identified
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No impact on employment/retail or
	Would this proposal impact on the sustainability of		community facility
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumi	ılative Impact		
20	Considering housing completions over the past 10	Α	Number of houses in 2006: 1,166
	years, what has been the level of housing growth in		Number of houses in 2016: 1,290
	the parish?		Percentage Growth: 10.63%
	 Less than 5% growth (G) 		_
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	Α	Number of houses in 2016: 1,290
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 66
	 Less than 5% growth (G) 		Percentage Growth: 5.12%
	• 5% to 20% growth (A)		-
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints identified
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relati	onship to Settlement		
23	Would development of the site be complementary to	G	The site would form a
	the existing settlement pattern, and would it have an		complementary extension to the
	adverse impact on any historic, unique or distinctive		village however it should be mindful
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	The site is on Grade 2 agricultural
	agricultural land?		land
	50% or more in non-agricultural land (G)		
	- 0070 or more in non-agricultural land (0)		

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

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

	Stage 2B will be looked at as a whole using planning balance.						
	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?	G	Clifton All Saints Academy lower				
	 Yes, in the settlement (G) 		School				
	 Yes, proposed as part of the development (G) 						
	 No, but an adjoining settlement does (A) 						
	 Not in the settlement or an adjoining 						
	settlement (R)						
25b	Does the settlement have a Middle school (if	Α	Henlow Church of England				
	applicable)?		Academy				
	Yes, in the settlement (G)Yes, proposed as part of the development (G)						
	 No, but an adjoining settlement does (A) 						
	Other catchment school available (A)						
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread				
	school?						
	 Yes, in the settlement (G) 						
	 Yes, proposed as part of the development (G) 						
	 No, but an adjoining settlement does (A) 						
05.1	Other catchment school available (A)		0 " 111 111 0 1				
25d	Does the settlement have a GPs surgery or medical centre?	Α	Shefford Health Centre				
	Yes, in the settlement (G)						
	 Yes, proposed as part of the development (G) 						
	 No, but an adjoining settlement does (A) 						
	Not in the settlement or an adjoining						
	settlement (R)						
26	What retail provision does the settlement offer?	Α	Convenience Store				
	Town Centre/ Supermarket (G)						
	Convenience Store / Post Office / Newsagent						
	(A) • None (R)						
27	Distance to bus stops with a frequent service (at	G	71 & 72 services to				
	least hourly at peak times):		Bedford/Biggleswade				
	 Less than 400m (G) 						
	• 400m-800m (A)						
	 Over 800m (R) 						
	OR submission form stated that improved						
	public transport facilities could be provided as						
20	part of the development (G)	D	Over 1200m to Arlancy station				
28	Distance to nearest train station:	R	Over 1200m to Arlesey station				
	Less than 800m (G)800m-1200m (A)						
	• 000111-1200111 (A)	<u> </u>	1				

	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	А	Via a narrow access adj to CB/13/01208/FUL
School	ol Capacity		CB/13/01208/1 GE
30	Do the local schools have capacity at all tiers?	R	Lower school places are a real problem in this area, the existing lower school site is too small to accommodate expansion. Middle and upper school places are also
31	If not, has a commitment been made to address	A	very tight. Liaison with Education
	this?		
	Utilities (Gas, Electricity and Broadband Infrastruc		be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of
			any upgrades required.
33	 age and Flooding (All sites subject to Sequential Te What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	A A	Provisionally, no level 2 assessment required
	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comment
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate issues
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Development would require landscape framework to mitigate impact in views from south and east.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	G	This site is considered to have low archaeological potential and therefore the Archaeology Team

	Are there any opportunities for enhancement of these assets?		have no objection to its allocation.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	HPI orchard adjacent, ensure enhancements
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	Parish GI plan identifies aspiration to retain this area as farmland. Proximity to Samuel Whitbread Academy Football Pitches & Rugby Pitches
40	rals and Waste What would the impacts of development be on	G	No issues
40	safeguarded minerals and waste sites, including mineral safeguarding sites?	9	INU ISSUES
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		N/A – question not answered
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Due to narrow dimensions of the access for the site from Shefford Road it is considered that the site access would not be of a sufficient width to serve two way vehicular and pedestrian/cycle access for a major development within the site. For highway safety reasons it is considered that the site is inappropriate for development. Furthermore; it is considered, due to the narrow strip of land which is insufficient for access, would also leave insufficient space for soft landscaping along the access road, development would result in a hard edge to the open countryside, which would not be considered acceptable in the context of the impact upon the character and appearance of the area, which includes the intrinsic character and beauty of the countryside. For the reasons outlined above it is considered that the site is will not be considered further.

Site Assessment Framework for HOUSING⁵⁸

Site details	Site details					
Reference Number	NLP147					
Site Name	Land to the west of New Road					
Site Address	Land to the west of New Road					
Settlement	Clifton					
Size	Submitted Developable Area:3.23ha					
	Submitted Whole Site Area: 3.23ha					
	Measured GIS Area:3.23ha					
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.

	II	
	ii or conf	lict with national policy designations.
dwellings?	No	Number of proposed dwellings as per proforma:
		60-80
depending on site size of land for infrastructure and		
services, take into account topography or significant		
·		Number of proposed dwellings as
		per CBC methodology: 58
		36
	ne Seque	ential Test)
Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3
Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3
	Stage 2 b	e subject to detailed assessment)
significant designations? These are: Sites of Special	No	Site not covered by a designation
Gardens.		
Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an AONB
the site continue to next stage?		Yes
	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. I Risk (All sites which reach Stage 2 will be subject to the Is more than 50% of the site located in Flood Zone 2 or 3? Is more than 50% of the site at risk from surface water flooding? nally significant designations (All sites which reach Stagnificant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. I Risk (All sites which reach Stage 2 will be subject to the Seque Is more than 50% of the site located in Flood Zone 2 or 3? Is more than 50% of the site at risk from surface water flooding? Is more than 50% of the site covered by nationally significant designations (All sites which reach Stage 2 be 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. Is more than 50% of the site located within the Area of Outstanding Natural Beauty?

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

^{89&}lt;sup>ege</sup>

CT	ACE	1 D	40	CE	CCI	MENT
3 I A	4G E	10	AЭ	3E	3 31	

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 more⁵⁹.

	ionship to settlement		
6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site falls to the south of Clifton, and the northern boundary lies adjacent to an allocated site currently under construction and a small number of existing detached properties along the frontage of New Road. The site further extends the settlement south, away from the existing built form. Given the low density, more rural character of existing residential development opposite, a further extension to the south would not represent a logical extension to the existing 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	The site does not cause coalescence.
Does	the site continue to next stage?		No

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

Site Assessment Framework for HOUSING⁶⁰

Site details	Site details				
Reference Number	NLP161				
Site Name	Harbrook Farm				
Site Address	Harbrook Farm				
Settlement	Clifton				
Size	Submitted Developable Area: 0.80ha				
	Submitted Whole Site Area: 0.80ha				
	Measured GIS Area: 0.80ha				
Proposed Use	residential				
Any other Site adj to allocation HA16 granted consent – CB/13/01208/FUL – 06/06/14					
information	CB/16//04918 – not yet determined				

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	STAGE 1A ASSESSMENT						
	tage of the assessment rules out sites that are too sma	II or confi	ict with national policy designations.				
	sional Site Capacity	T					
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 25-30 Number of proposed dwellings as per CBC methodology: 19				
Flood	this is smaller. 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	Not in flood zone 2 or 3				
3	Is more than 50% of the site at risk from surface water flooding?	No	Not in flood zone 2 or 3				
Natio	nally significant designations (All sites which reach S	stage 2 be	e subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB				
Does	Does the site continue to next stage?						

 $^{^{60}}$ 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 more⁶¹.

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 lies to the west of Clifton, on the edge of the settlement envelope. The site is to the rear of a number of dwellings and only has access to the main road via a dirt track. It can be possibly 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

STAG	STAGE 1C ASSESSMENT					
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁶² .					
Critic	Critical Infrastructure					
8	Can the site meet the critical infrastructure requirements that will enable delivery 63?	G	No access issues. Access via consented scheme 13/01208 via New Rd			
Does	the site continue to next stage?		Yes			

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? 9 G Redundant open land Would the existing use limit the development 10 Is the land controlled by a developer or land owner G Sole land owner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could No issues delay or prevent development? If Yes, then can these be issues be realistically overcome?

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

⁶³ 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.

⁶² 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.

12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	R	Benefits from Development Management Committee motion for approval of planning permission under reference CB/16/04918/OUT. Decision not yet issued, due to awaiting S106 agreement.
Does the site continue to next stage?		No	



Site Assessment Framework for HOUSING⁶⁴

Site details	
Reference Number	NLP201
Site Name	Hollow Land
Site Address	Land at Stockbridge Road Clifton
Settlement	Clifton
Size	Submitted Developable Area:1.1ha Submitted Whole Site Area: 1.1ha
	Measured GIS Area:1.1ha
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.

CTAC	T 4 A ACCECCMENT				
	STAGE 1A ASSESSMENT This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
		II OI COIII	nct with national policy designations.		
	sional Site Capacity	NI-	Newshan of manager of develling as		
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as		
	dwellings?		per proforma:		
	Work out the number of new homes from site size		20-35		
	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		Number of proposed dwellings as		
	 Up to 0.4 hectare 100% 		per CBC methodology:		
	• 0.4 to 2 hectares 80%		26		
	 2 hectares or above 60% 				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	,		
2	Is more than 50% of the site located in Flood Zone 2	No	Site not within flood zone 2 or 3		
	or 3?				
3	Is more than 50% of the site at risk from surface	No	Site not within flood zone 2 or 3		
	water flooding?				
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	Site not covered by a designation		
	significant designations? These are: Sites of Special				
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	Site not within an AONB		
	of Outstanding Natural Beauty?				
Does the site continue to next stage?			Yes		

⁶⁴ 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				
	s or villages. For the purposes of this assessment, a sel				
	de 1,500 homes or more 65 .	Ooritairi	od sito io dominod do d sito willon will		
	tionship to Settlement				
6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement? The site extends to the east of Clifton, and lies adjacent to the settlement envelope to the west and south. There are no major physical constraints that separate the site from the main settlement				
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	R	The site abuts Clifton village however, it causes coalescence between the Clifton settlement boundary and Henlow settlement boundary and detracts from the openness and separation between the two settlements		



Does the site continue to next stage?

Site Assessment Framework for HOUSING⁶⁶

Site details	
Reference Number	NLP211
Site Name	Harpers Field (Old PoW Site)
Site Address	Harpers Field (Old PoW Site)
Settlement	Clifton
Size	Submitted Developable Area:3.4ha
	Submitted Whole Site Area: 3.4ha
	Measured GIS Area:3.4ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 60-80 Number of proposed dwellings as per CBC methodology: 61		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3		
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Site not covered by a designation		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an AONB		
Does	Does the site continue to next stage? Yes				

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

STAG	STAGE 1B ASSESSMENT				
	This stage of the assessment rules out sites that are not well related to existing settlements but are of an				
	icient size to be self contained. It also rules out sites wh				
	or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will		
provid	de 1,500 homes or more ⁶⁷ .				
Relat	ionship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is isolated from the main settlement, being separated by a large expanse of largely agricultural land and uses. The site does not relate well to the settlement and does not therefore represent 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	The site does not cause coalescence.		

No



Does the site continue to next stage?

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

Site Assessment Framework for HOUSING⁶⁸

Site details		
Reference Number	NLP221	
Site Name	Land north of Stockbridge Road	
Site Address	Land north of Stockbridge Road	
Settlement	Clifton	
Size	Submitted Developable Area:3.3ha	
	Submitted Whole Site Area: 3.3ha	
	Measured GIS Area:3.3ha	
Proposed Use	Residential	•
Any other	Fails on coalescence	
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					
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.			
	sional Site Capacity	T				
1	Is the site likely to accommodate less than 10 dwellings?	No	Number of proposed dwellings as per proforma:			
	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		70			
	areas of undevelopable land.					
	Site Size Gross to net ratio standards					
	 Up to 0.4 hectare 100% 		Number of proposed dwellings as			
	• 0.4 to 2 hectares 80%		per CBC methodology:			
	 2 hectares or above 60% 					
	Note: for this calculation use the submitted		59			
	Developable Area, or the area measured in GIS if					
	this is smaller.					
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2	No	Site not within flood zone 2 or 3			
	or 3?					
3	Is more than 50% of the site at risk from surface	No	Site not within flood zone 2 or 3			
	water flooding?					
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally	No	Site not covered by a designation			
	significant designations? These are: Sites of Special					
	Scientific Interest, National Nature Reserves,					
	Scheduled Monuments, Registered Parks and					
	Gardens.					
5	Is more than 50% of the site located within the Area	No	Site not within an AONB			
	of Outstanding Natural Beauty?					
Does the site continue to next stage? Yes						

⁶⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAG	STAGE 1B ASSESSMENT					
This s	This stage of the assessment rules out sites that are not well related to existing settlements but are of an					
insuff	icient size to be self contained. It also rules out sites wh	ich would	d cause coalescence of existing			
towns	s or villages. For the purposes of this assessment, a sel	lf-contain	ed site is defined as a site which will			
provid	de 1,500 homes or more ⁶⁹ .					
Relat	ionship to Settlement					
6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement? The site is separated from the settlement by a small parcel of agricultural land to the west. There are no major physical constraints that separate the site from the main settlement.					
7 Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the		The site abuts Clifton village but falls within the Countryside Gap which seeks to prevent coalescence between Clifton and Henlow. A site within this gap will detract from the openness and separation between the two settlements.				

No



Does the site continue to next stage?

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

Site Assessment Framework for HOUSING⁷⁰

Site details	
Reference Number	NLP222
Site Name	Land south of Stockbridge Road
Site Address	Land south of Stockbridge Road
Settlement	Clifton
Size	Submitted Developable Area:2.18ha
	Submitted Whole Site Area: 2.18ha
	Measured GIS Area:2.18ha
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.

	SE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100%	No	Number of proposed dwellings as per proforma: 45 Number of proposed dwellings as		
	 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. 		per CBC methodology: 39		
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3		
Natio	nally significant designations (All sites which reach S	stage 2 be	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Site not covered by a designation		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an AONB		
Does the site continue to next stage? Yes			Yes		

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

STAG	STAGE 1B ASSESSMENT					
This s	This stage of the assessment rules out sites that are not well related to existing settlements but are of an					
insuff	icient size to be self contained. It also rules out sites wh	ich would	d cause coalescence of existing			
towns	s or villages. For the purposes of this assessment, a sel	lf-contain	ed site is defined as a site which will			
provid	de 1,500 homes or more ⁷¹ .					
Relat	ionship to Settlement					
6	•					
7	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.		The site abuts Clifton village but falls within the Countryside Gap which seeks to prevent coalescence between Clifton and Henlow. A site within this gap will detract from the openness and separation between the two settlements.			

No



Does the site continue to next stage?

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

Site Assessment Framework for HOUSING⁷²

Site details	
Reference Number	NLP297
Site Name	Land south and west of Fairground Way
Site Address	Land south and west of Fairground Way
Settlement	Clifton
Size	Submitted Developable Area:1.8 ha
	Submitted Whole Site Area: 2.3ha
	Measured GIS Area: 2.2502ha
Proposed Use	Residential
Any other	an application for residential development is currently awaiting decision for the land
information	to the south of the site (ref: CB/15/02733).

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

STAG	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 50-60 Number of proposed dwellings as per CBC methodology: 43
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not within flood zone 2 or 3
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Site not covered by a designation
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within an AONB
Does	the site continue to next stage?		Yes

⁷² 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 more⁷³.

Relationship to Settlement For sites that are not of a sufficient scale to be self-G Site relates well adjacent to the contained, is the site a logical extension to the settlement envelope and is without settlement or are there any major physical physical constraints that separates constraints(for example A roads, rivers or railways) it from Clifton

that separate it from the main settlement? 7 Does the site cause coalescence between an G The site does not cause existing village or town and another existing village coalescence 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.

Yes

Does the site continue to next stage?

STAG	SE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not able to r	neet t	heir critical infrastructure needs ⁷⁴ .
Critic	al Infrastructure		
8	Can the site meet the critical infrastructure G		There are no critical infrastructure
	requirements that will enable delivery ⁷⁵ ?	ľ	requirements identified at this stage
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

inten	intention to develop the site.			
Avail	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Under utilised agricultural land	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	А	Site is in multi ownership – Potential issues	
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	There have been no legal issues identified to date but a number of land owners involved.	
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	There is no relevant planning history for the site. However, an application for residential	

⁷³ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locallyled garden villages towns and cities.pdf)

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

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.

	development is currently awaiting decision for the land to the south of the site (ref: CB/15/02733).
Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

i idii.			
Gree	nbelt		
13	Is the site located within the Green Belt?	Yes or No	Not in 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 or No	N/A
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or 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 2.76	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.

⁷⁶ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Previo	ously Developed Land		
16	Is the site Previously Developed Land in accordance	R	Grassland/scrubland
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Not in a neighbourhood plan
	designated areas)		designation area
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No previous consultation identified
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
19	response. Sustainability of Settlement	No	No impact on employment/retail or
19	Would this proposal impact on the sustainability of	INO	community facility
	the settlement through the loss of services and		Community facility
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	lative Impact		
20	Considering housing completions over the past 10	Α	Number of houses in 2006: 1,166
	years, what has been the level of housing growth in		Number of houses in 2016: 1,290
	the parish?		Percentage Growth: 10.63%
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using census and completions data).		
21	What level of housing growth would there be if all the	Α	Number of houses in 2016: 1,290
	outstanding permissions (as of April 2016) were to	/ \	Number of outstanding completions
	be completed?		2016: 66
	 Less than 5% growth (G) 		Percentage Growth: 5.12%
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
DI:	data).		
Physi 22	Cal Constraints	<u> </u>	No physical constraints identified
~~	Are there any physical constraints or permanent features that affect the site's developability?	G	No physical constraints identified
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relati	ionship to Settlement	<u> </u>	
23	Would development of the site be complementary to	G	The site would form a
	the existing settlement pattern, and would it have an		complementary extension to the
	adverse impact on any historic, unique or distinctive		village however it should be mindful
	characteristics of the settlement's built or natural		that a conservation area
	form?		abuts a short length of the north
			eastern boundary
Agric	ultural Land Quality		

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

STAGE 2 ASSESSMENT

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

	Stage 2B will be looked at as a whole using planning balance.			
	Transport and Access to Services			
25	Facilities and services			
23	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the	
	Council's Settlement Hierarchy Audit.		or motioning. Williams to und	
	,			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Clifton All Saints Academy lower	
	 Yes, in the settlement (G) 		School	
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	 Not in the settlement or an adjoining 			
	settlement (R)			
25b	Does the settlement have a Middle school (if	Α	Henlow Church of England	
	applicable)?		Academy	
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	 Other catchment school available (A) 			
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread	
	school?			
	Yes, in the settlement (G)			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
05.	Other catchment school available (A)		0. " 111 111 0	
25d	Does the settlement have a GPs surgery or medical	Α	Shefford Health Centre	
	centre?			
	Yes, in the settlement (G) Yes proposed to part of the development (C)			
	Yes, proposed as part of the development (G) No. has been additionable as the second data. (A)			
	No, but an adjoining settlement does (A) Not in the postlement or an adjoining.			
	Not in the settlement or an adjoining settlement (P)			
26	settlement (R) What retail provision does the settlement offer?	Α	Convenience Store	
20	Town Centre/ Supermarket (G)		Convenience Store	
	 Convenience Store / Post Office / Newsagent 			
	(A)			
	None (R)			
27	Distance to bus stops with a frequent service (at	G	Under 400m to an hourly frequent	
	least hourly at peak times):		bus service	
	• Less than 400m (G)		71 and 72 Hitchin/Biggleswade	
	• 400m-800m (A)		39	
	• Over 800m (R)			
	OR submission form stated that improved			
	public transport facilities could be provided as			
	part of the development (G)			

28 Distance to nearest train station: R Over 1200m to Arlesey	Ot - 11
	Station
Less than 800m (G)	
• 800m-1200m (A)	
Over 1200m (R)	
29 Is the site accessible from the existing road network? G Yes – Fairground Way	
School Capacity	
30 Do the local schools have capacity at all tiers?	e a real
problem in this area, the	
lower school site is too	
accommodate expansion	
and upper school place	
very tight.	
31 If not, has a commitment been made to address A Liaison with Education	
this?	
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later	stage)
32 Is there the capacity to provide all required R/A/G Water utilities companie	
infrastructure for waste water and potable water? statutory duty to supply	
waste water infrastructu	
development sites and	
available capacity does	
future development. An	
infrastructure upgrades	
will depend on the quar	
location of growth falling	
each catchment area. V	
Stage 1 Water Cycle St	
2017) identifies the curr	
of existing water infrast	
Stage 2 study will be pr	
test the cumulative effe	
that have been shortlist	
allocation in the Local F	
identify the nature and t	
any upgrades required.	iiiiiig oi
Drainage and Flooding (All sites subject to Sequential Test)	
33 What is the conclusion of the sequential approach to G Site is at limited risk fro	m flooding
site allocations, in regards to flood risk?	•
No assessment required (G)	•
Further Assessment Required (R) Figure 2 months Local the local transfer of the	
Environmental Health 34 Contamination R/A/G Awaiting Comments	
Are there any contamination constraints on site and	
will there be any remediation required?	
J. J	
Would any adjoining uses have the potential to	
cause conflict with the proposed use? (for example;	
noise and smell)	
Environmental Constraints 36 Landscape character G Development would nee	nd to
What would the impacts of development be on the safeguard existing bour	
landscape character or setting of the area or any enclosure and trees wit	
designated landscapes? Would there be any direct planting to create sense	or place.
or indirect harm to the Area of Outstanding Natural	
Beauty or the Nature Improvement Area?	
37 Heritage/ Archaeology A Site has multi-period	

	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?		archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multiperiod archaeological remains therefore it has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
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	Scrub / rough grass habitat, must retain & enhance habitat features
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?	А	Existing green area – parish GI plan aspiration to retain and enhance as allotments / nature reserve.
	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		an application for residential development has been granted planning permission for residential development on the land to the south of the site (ref: CB/15/02733).
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is located on the southern edge of Clifton, beyond but adjoining the defined settlement envelope of Clifton. The site appears to be accessed from New Road, Fairground Way and Jubilee Close, Clifton, subject to ownership. To the south of the site away from the settlement of Clifton is an area of land benefiting from planning permission for the construction of a residential development under CB/15/02733/OUT. When considering the presence of this approval it is considered that the site would be contained by development. Thereby it is considered that the development of this site would cause limited harm to the openness of the Countryside and the character of the area. Site is to be considered for further assessment.

STAGE 3: ACHIEVABILITY

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

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

Viability

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

The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.

Achievability

Are there any market factors which would affect deliverability?

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

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

		value areas of the Authority.
45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.
Does	the site pass this stage?	Yes

SUMMARY

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

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

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

Site Assessment Framework for HOUSING⁷⁷

Site details		
Reference Number	NLP307	
Site Name	Land off Hitchin Lane	
Site Address	Land between Hitchin Lane and New Road, Clifton	
Settlement	Clifton	
Size	Submitted Developable Area:4.54ha	
	Submitted Whole Site Area: 5.3ha	
	Measured GIS Area:5.3ha	
Proposed Use	Housing	
Any other	See ALP303 and NLP110 and ALP236	
information	CB/15/02733 – application allowed at appeal	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 100-150 Number of proposed dwellings as per CBC methodology: 85
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing

⁷⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ⁷⁸ .			
Relat	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	Α	Site is not a logical extension to Clifton. The site would result in greenfield land between the settlement envelope and the site.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence	
Does	the site continue to next stage?		No	

STAC	GE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not able	to meet	their critical infrastructure needs ⁷⁹ .
Critic	al Infrastructure		
8	Can the site meet the critical infrastructure	Α	Further information required.
	requirements that will enable delivery ⁸⁰ ?		
Does	the site continue to next stage?		Yes

	STAGE 1D ASSESSMENT This stage of the assessment value out sites that are not evallable. A site is considered evallable for					
	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					
	ion to develop the site.	dia tiio	randowner has expressed an			
Availa	ability					
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Arable land			
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner 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 or ownership problems.			
12						
Does	the site continue to next stage?		No			

⁷⁸ 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)

79 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.

80 This is an assessment based on the information known at this stage, a full assessment of infrastructure

requirements will be undertaken before any sites are allocated.

Site Assessment Framework for HOUSING81

Site details		
Reference Number	NLP361	
Site Name	Land to the North of Shefford Road	
Site Address	Land to the North of Shefford Road	
Settlement	Clifton	
Size	Submitted Developable Area:1.72ha Submitted Whole Site Area: 1.72ha Measured GIS Area:	
Proposed Use	Residential	
Any other information		

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT			
	s out sites that are too small	ll or confl	ict with national policy designations.
Provisional Site Capacity			
Is the site likely to accommod dwellings? Work out the number of new using density of 30dph and depending on site size of laservices, take into account areas of undevelopable land Site Size Gross to net ratio Up to 0.4 hectare 10 0.4 to 2 hectares 80 2 hectares or above Note: for this calculation us Developable Area, or the air this is smaller.	w homes from site size exclude up to 40 % nd for infrastructure and topography or significant d. standards 00% 60% 60% e the submitted	No	Number of proposed dwellings as per proforma: 40-50 Number of proposed dwellings as per CBC methodology: 41
Flood Risk (All sites which reach	Stage 2 will be subject to th	ne Seaue	ntial Test)
Is more than 50% of the site or 3?		No	Site not within flood zone 2 or 3
Is more than 50% of the site water flooding?	e at risk from surface	No	Site not within flood zone 2 or 3
Nationally significant designation	ons (All sites which reach S	tage 2 be	e subject to detailed assessment)
Is more than 50% of the site significant designations? The Scientific Interest, National Scheduled Monuments, Re Gardens.	nese are: Sites of Special Nature Reserves,	No	Site not covered by a designation
5 Is more than 50% of the site of Outstanding Natural Bea		No	Site not within an AONB
Does the site continue to next stag	ge?		Yes

⁸¹ 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 more⁸².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	Site relates well adjacent to the settlement envelope and is without physical constraints and forms a logical extension to 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.	G	The site does not cause coalescence
Does the site continue to next stage?			Yes

STAG	GE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁸³ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery ⁸⁴ ?	A	Adequate access will need to be secured between existing residential properties	
Does	Does the site continue to next stage? Yes			

STAGE 1D ASSESSMENT

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

Avail	lat	oil	itν
Avail	u	711	ıty

Avail	iability		
9	What is the existing use of the site? Would the existing use limit the development potential?	A	Small amount of residential – under 10% and the rest greenfield
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site is promoted by the land owner
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 apparent
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	None apparent

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)

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.

84 This is an accommon the second of the s

⁸⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Pian.	Plan.				
Greenbelt					
13	Is the site located within the Green Belt?	Yes or	Not in Greenbelt		
		No			
14	If answer to question 13 is yes, then does the site lie	Yes or	N/A		
	within one of the parcels which have been identified	No			
	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				
45-	2.	V	N/A		
15a	Does the site have all of the following merits that	Yes or	N/A		
	may outweigh the harm to the Green Belt and which	No			
	may contribute to identification of exceptional circumstances?		Y .		
	Adjoining settlement has at least 3 of the				
	following key local services - convenience				
	shop, lower school, middle school, upper				
	school, village hall, GP surgery, post office,				
	library (use settlement audit)				
	Site makes a strong contribution to housing				
	need (100 plus homes) within the Luton HMA				
	Site is in or directly adjacent to a settlement				
	that has a mainline rail station or direct				
	assess (junction) to the strategic road				
	network (A road or motorway)				
	Sites in Green Belt other than those covered by 14				
	and 15b that cannot meet these criteria, will not				
	progress any further in this assessment of				
	suitability.*				
15b	Sites which have support from the local community	No	Site is not supported by a		
	as demonstrated through an allocation in an adopted		Neighbourhood Plan		
	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 2.85				
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 Under 25% is PDL

⁸⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	W. d. AIDDE J. C. W. O.		
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	 25% - 0% (Greenfield) (R) 		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Not in a neighbourhood plan
	designated areas)		designation area
	Is the site identified as a housing allocation in an		3
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No previous consultation identified
. •	Has any community consultation taken place?	. 10	The provided consumation identified
	If yes, provide brief details on the form this		
	consultation took and any overall community		
19	response. Sustainability of Settlement	No	No impact on ampleyment/retail or
19		INO	No impact on employment/retail or
	Would this proposal impact on the sustainability of		community facility
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
_	house etc)		
	lative Impact		
20	Considering housing completions over the past 10	Α	Number of houses in 2006: 1,166
	years, what has been the level of housing growth in		Number of houses in 2016: 1,290
	the parish?		Percentage Growth: 10.63%
	 Less than 5% growth (G) 		_
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21		۸	Number of bourses in 2016, 1 200
21	What level of housing growth would there be if all the	Α	Number of houses in 2016: 1,290
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 66
	 Less than 5% growth (G) 		Percentage Growth: 5.12%
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints identified
	features that affect the site's developability?		p.i.joiou. soriotianito idoritinod
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Rolati	ionship to Settlement		
			The cite would form a
23	Would development of the site be complementary to	G	The site would form a
	the existing settlement pattern, and would it have an		complementary extension to the
	adverse impact on any historic, unique or distinctive		village and could be considered an
	characteristics of the settlement's built or natural		infill. There would be no material
	form?		impact to either the built or natural
			environment
Agric	ultural Land Quality		
24	Would the development impact on high quality	Α	The site is on Grade 3 agricultural
	agricultural land?		land
	. •		i e e e e e e e e e e e e e e e e e e e

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

STAGE 2 ASSESSMENT

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

	e 2B will be looked at as a whole using planning balance		d at this stage as the ratings across
	sport and Access to Services	<u>, </u>	
25	Facilities and services		
23	Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the sit	te for housing. It links to the
	Issues relating to capacity are assessed separately		
25a	 Does the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining 	G	Clifton All Saints Academy lower School
25b	settlement (R) Does the settlement have a Middle school (if applicable)? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	A	Henlow Church of England Academy
25c	Does the settlement have a Secondary/ Upper school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	Α	Samuel Whitbread
25d	Does the settlement have a GPs surgery or medical centre? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R)	A	Shefford Health Centre
26	What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R)	A	Convenience Store
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)	G	Under 400m to an hourly frequent bus service 71 and 72 Hitchin/Biggleswade
28	Distance to nearest train station: • Less than 800m (G)	R	Over 1200m to Arlesey Station

	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Yes – Clifton Road
	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	Lower school places are a real problem in this area, the existing lower school site is too small to accommodate expansion. Middle and upper school places are also very tight.
31	If not, has a commitment been made to address this?	А	Liaison with Education
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of
Ducin	and and Flooding (All sites subject to Convential To	-4\	any upgrades required.
33	age and Flooding (All sites subject to Sequential Te 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)	R	Level 2 assessment required
	onmental Health	1 - / - / -	
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Telephone exchange noise
	onmental Constraints	1 =	
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	Not suitable for development- site integral to Ivel river corridor traditional pastures, riverside trees a priority for conservation. Very important to retain sufficient scale of riverside landscape – the Navigation is important visually, historically and for biodiversity.
37	Heritage/ Archaeology	Α	Site has multi-period
	· · · · · · · · · · · · · · · · · · ·		I

38	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets? 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	archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multi-period archaeological remains therefore it has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability. Borders wet habitat, need to buffer & enhance
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	Northern edge along course of old River Ivel would need to be enhanced as GI corridor. also impact on facilities in Shefford – sports pitch facilities in particular are under great pressure from current demand/team growth. Additional grass and artificial pitch provision would be required. Near to Bellcote Meadow/Millennium Green (& Play Area), Bellcote Meadows Amenity Space, Bellcote Playing Field, Stanford Road Inf Rec, Samuel Whitbread Academy Football Pitches & Rugby Pitches, Robert Lucas Drive Allotments and Memorial Recreation Ground (Bowling Green & Play Areas).
Miner	als and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ing History		
41	•		None
	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Site has no significant issues, it lies partially within Shefford's settlement envelope and represents a logical extension. Will need to provide opportunities for enhancement and mitigate impacts on the Ivel River corridor. Site to be considered further.

STAGE 3: ACHIEVABILITY

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

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

G

Viability

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

The Council's Residential
Development Viability Report (Feb
2017) indicates that residual value
of development in this value area
and at this scale would exceed
both the upper and lower
benchmark land values and as
such the report indicates that such
development would likely be viable

Achievability

Are there any market factors which would affect deliverability?

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

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

		increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.
Does	the site pass this stage?	Yes

SUMMARY

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

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

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



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