

# Site Assessment Forms

Clophill

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## Site Assessment Framework for HOUSING<sup>1</sup>

Site details	
Reference Number	<b>ALP162</b>
Site Name	Beadlow Manor Golf & Country Club
Site Address	Beadlow Manor, Golf & Country Club, Amphill Road, Campton
Settlement	Clophill
Size	Submitted Developable Area: 4.1ha Submitted Whole Site Area: 4.1ha Measured GIS Area: 4.5ha
Proposed Use	Continued Care Retirement Community (Residential)
Any other information	Other use: Retention of existing of leisure uses to complement the CCRC and potential hotel (Guest house accommodation). Site within the Greensand Ridge NIA

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  120
			Number of proposed dwellings as per CBC methodology:  73

#### 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

#### 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 national significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

<sup>1</sup> 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 more<sup>2</sup>.

**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 does not provide a logical extension to Clophill and is some distance from any 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 does not cause any coalescence
Does the site continue to next stage?			No

<sup>2</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

## Site Assessment Framework for HOUSING<sup>3</sup>

Site details	
Reference Number	ALP295
Site Name	Former Fullers Earth Quarry, Clophill or Clophill Lakes
Site Address	Former Fullers Earth Quarry, Clophill, Bedfordshire
Settlement	Clophill
Size	Submitted Developable Area: 5.3ha Submitted Whole Site Area: 122ha Measured GIS Area: 122.7
Proposed Use	Residential
Any other information	Already has planning application involved with the site. Same site as NLP189

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  100  Number of proposed dwellings as per CBC methodology:  95
<b>Flood Risk</b> (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 risk zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Not in flood risk zone 2 or 3
<b>Nationally significant designations</b> (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	There is a scheduled monument occupying a very small portion of the site in the south.
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

<sup>3</sup> 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 more<sup>4</sup>.

#### Relationship to Settlement

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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>5</sup>.

#### Critical Infrastructure

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

### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield, former fullers earth quarry
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No issues

<sup>4</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>5</sup> 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.

<sup>6</sup> 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	There is currently an application for residential development which benefits from a resolution for approval of planning permission from the Council's Development Management Committee under reference CB/16/05127/OUT. The site is awaiting S106 agreement prior to issuing the decision notice.
Does the site continue to next stage?			No.

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## Site Assessment Framework for HOUSING<sup>7</sup>

Site details	
Reference Number	ALP366
Site Name	Land east of Jacques Lane
Site Address	Land east of Jacques Lane
Settlement	Clophill
Size	Submitted Developable Area:0.33ha Submitted Whole Site Area: 0.33ha Measured GIS Area:0.33ha
Proposed Use	Residential
Any other information	

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:  4
			Number of proposed dwellings as per CBC methodology:  9

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

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

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

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

<sup>7</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.



## Site Assessment Framework for HOUSING<sup>8</sup>

Site details	
Reference Number	ALP405
Site Name	Land west of Jacques Lane
Site Address	Land west of Jacques Lane
Settlement	Clophill
Size	Submitted Developable Area: 1.11ha Submitted Whole Site Area: 1.55 ha Measured GIS Area: 1.14ha
Proposed Use	Residential
Any other information	Site in Greensand Ridge NIA

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 15
			Number of proposed dwellings as per CBC methodology: 26

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

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

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

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

<sup>8</sup> 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 more<sup>9</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site offers a logical extension to the existing pattern of development in Clophill without constraint. However, access to the site is via a narrow, minor road.
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	There are no coalescence issues evident
Does the site continue to next stage?			Yes

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>10</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>11</sup> ?	G	There are no critical infrastructure requirements evident
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Equestrian grazing land
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Promoted by 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

<sup>9</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>10</sup> 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.

<sup>11</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	No	Not in Greenbelt
<b>14</b>	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
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> 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
<b>15b</b>	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. <sup>12</sup>	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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition?	R	The site is 100% Greenfield, therefore is not PDL
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<sup>12</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
<b>17</b>	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Neighbourhood Plan Designation 10/01/14, No draft submitted
<b>18</b>	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	N/A	Question not asked in 2014 CFS
<b>19</b>	<b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	Yes	Would not result in the loss of services, however it would result in the loss of grazing land
<b>Cumulative Impact</b>			
<b>20</b>	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 704 Number of houses in 2016: 740 Percentage Growth: 5.11%
<b>21</b>	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	A	Number of houses in 2016: 740 Number of outstanding completions 2016: 9 Percentage Growth: 1.22%
<b>Physical Constraints</b>			
<b>22</b>	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	None apparent
<b>Relationship to Settlement</b>			
<b>23</b>	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	A modest development would be complementary to the existing settlement pattern and would not deter from the existing characteristics of the area
<b>Agricultural Land Quality</b>			
<b>24</b>	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% or more in Grade 3b, 4 or 5 (A)</li> </ul>	R	100% Grade 2 agricultural land

	<ul style="list-style-type: none"> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
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## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<b>25</b>	<b>Facilities and services</b> 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		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	Settlement has a lower School
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Settlement does not have a middle school, adjoining settlement of Shefford does contain a middle school
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Does not have a secondary/upper school, adjoining settlement of Shefford does include a secondary/upper school
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	A	Does not have a GP's surgery or medical centre, adjoining settlement of Shefford does include GPs/medical centre
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Has a convenience store/post office
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	G	The site is approximately 280m away from the nearest bus stop
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	R	The site is over 1,200m away from the nearest train station

29	Is the site accessible from the existing road network?	A	Site is accessible from Jacques Lane, a very minor road
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Lower school land may be required for significant development,
31	If not, has a commitment been made to address this?	A	middle and upper school places could be managed through a financial contribution.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	R	Level 2 assessment required
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate identifiable issues
<b>Environmental Constraints</b>			
36	<b>Landscape character</b> What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	site integral to Flit Valley landscape and crucial to sense of place of Clophill.
37	<b>Heritage/ Archaeology</b> What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A – A H - G	Archaeology - Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Heritage – No issues identified

38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Badger sett, NIA, need to buffer and enhance the area
39	<b>Open space/leisure and GI assets</b> 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	GI - Retention and enhancement of existing woodlands and habitats would be required, within Greensand NIA. Leisure - No loss of LS open space.
<b>Minerals and Waste</b>			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
<b>Gypsy and Traveller Provision</b>			
Does the site continue to next stage?			Yes

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**Although there are issues in regard to negative impacts on landscape; the site is situated in between two rows of housing with housing opposite. Because of this and the current existence of dense hedgerows to the east of the site, it is a relatively enclosed space and this could be retained to limit the impacts on the wider landscape. Will need to provide opportunities for ecological enhancement.**

**It is considered that this site is worthy of 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.

<b>Viability</b>			
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <li>High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>Low (A) Marginal viability, with likely residual land value close to benchmark land value</li> <li>Very Low (R) Likely residual value well below benchmark land value</li> </ul>	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable
<b>Achievability</b>			
44	Are there any market factors which would affect deliverability?		No market factors would affect deliverability  The Council's Residential Development Viability Report (Feb 2017) is based upon residential

		<p>property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>	0-5 years
46	<p>What is the indicative build out time of the site?</p>	<p>Year 1 – NIL  Year 2 – 5  Year 3 – 5  Year 4 – 5</p> <p>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.</p>
Does the site pass this stage?		Yes



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

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

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

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## Site Assessment Framework for HOUSING<sup>13</sup>

Site details	
Reference Number	ALP412
Site Name	Readshill Plantation
Site Address	Back Street, Clophill, Bedfordshire, MK45 4AE
Settlement	Clophill
Size	Submitted Developable Area: 2.65ha Submitted Whole Site Area: 8.44ha Measured GIS Area: 8.5ha
Proposed Use	Residential
Any other information	Site is the same piece of land as NLP296

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:
			80-90
			Number of proposed dwellings as per CBC methodology:
			47

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

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site, site is adjacent to a SSSI however.
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

<sup>13</sup> 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 more<sup>14</sup>.

**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 would extend the settlement in an unsustainable way, given the topography and other physical constraints within the site due to its previous uses development would be very constrained and not represent a logical extension to the existing settlement pattern.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.
Does the site continue to next stage?			No

<sup>14</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

## Site Assessment Framework for HOUSING<sup>15</sup>

Site details	
Reference Number	<b>NLP149</b>
Site Name	66a High Street Clophill
Site Address	66a High Street Clophill
Settlement	Clifton
Size	Submitted Developable Area: 1.77ha Submitted Whole Site Area:1.77 ha Measured GIS Area:0.77ha
Proposed Use	Residential
Any other information	Bottom of site in flood zone 2

### 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

<b>1</b>	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 11  Number of proposed dwellings as per CBC methodology: 18
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Only small % of bottom of site in flood zone 2
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Only small % of bottom of site in flood zone 2

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

<b>4</b>	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No national designations but site is within Greensand Ridge NIA
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not in AONB
Does the site continue to next stage?			Yes

<sup>15</sup> 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 more<sup>16</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is within the settlement envelope of Clophill however access to the site results in the demolition of a house as the current entrance to the site is not substantial enough. However the site would provide infill within the 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 does not cause coalescence
Does the site continue to next stage?			Yes

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>17</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>18</sup> ?	G	None apparent
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Farm land/back land
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Developer representing land owner who is intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development?	G	None apparent

<sup>16</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>17</sup> 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.

<sup>18</sup> 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?		
<b>12</b>	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	None apparent
Does the site continue to next stage?			Yes

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	No	Not within Greenbelt
<b>14</b>	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
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> 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
<b>15b</b>	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. <sup>19</sup>	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

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

Stage 2A will be looked at as a whole using planning balance.

**Previously Developed Land**

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

17	<p><b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p>	No	Neighbourhood Plan Designation 10/01/14. No draft submitted
18	<p><b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.</p>	No	Community was not consulted
19	<p><b>Sustainability of Settlement</b> Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)</p>	No	Would not impact on sustainability of settlement, or result in the loss of services

**Cumulative Impact**

20	<p>Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?</p> <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <p><i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i></p>	A	<p>Number of houses in 2006: 704 Number of houses in 2016: 740 Percentage Growth: 5.11%</p>
21	<p>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</p> <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <p><i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i></p>	A	<p>Number of houses in 2016: 740 Number of outstanding completions 2016: 9 Percentage Growth: 1.22%</p>

**Physical Constraints**

22	<p>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.</p>	A	No physical constraints except for the existence of one dwelling limiting current access onto the site
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**Relationship to Settlement**

23	<p>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?</p>	G	Yes the site would be considered infill and is within the settlement envelope. A modest development would be complementary to the existing settlement pattern and would not deter from the existing
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			characteristics of the area
<b>Agricultural Land Quality</b>			
<b>24</b>	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% or more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	R	The site is within Grade 2 agricultural land

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<b>25</b>	<p><b>Facilities and services</b></p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
<b>25a</b>	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	Does have a Lower school
<b>25b</b>	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Site does not have a middle school, adjoining settlement of Shefford contains a middle school
<b>25c</b>	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Does not have a secondary/upper school, adjoining settlement of Shefford contains a secondary/upper school
<b>25d</b>	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	A	Does not have a GP's surgery or medical centre, adjoining settlement of Shefford contains a GP's/Medical centre
<b>26</b>	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Has a convenience store/post office
<b>27</b>	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved</li> </ul>	A	The nearest bus stop in relation to this site is 420m away.



	public transport facilities could be provided as part of the development (G)		
28	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> <li>• Over 1200m (R)</li> </ul>	R	The nearest train station to the site is beyond 1,200m away
29	Is the site accessible from the existing road network?	A	Access would require the removal of a house which is in the conservation area, but access could be attained from High Street
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Lower school land may be required for significant development.
31	If not, has a commitment been made to address this?	A	middle and upper school places could be managed through a financial contribution.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>• No assessment required (G)</li> <li>• Consider Further Assessment (A)</li> <li>• Further Assessment Required (R)</li> </ul>	R	Level 2 assessment required
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate issues
<b>Environmental Constraints</b>			
36	<b>Landscape character</b> What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct	G	Would require some integrating landscape planting to southern boundary to reinforce Flit valley character.

	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		
<b>37</b>	<b>Heritage/ Archaeology</b> What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A – A H - G	Archaeology - Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is Undertaken. Heritage – No issues identified
<b>38</b>	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	NIA, small site, floodplain & CWS buffer needed. overcrowded, no room for net gains
<b>39</b>	<b>Open space/leisure and GI assets</b> 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	Retention and enhancement of existing woodlands and waterside habitats would be required, within Greensand NIA. Leisure - No loss of LS open space
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
<b>Planning History</b>			
<b>41</b>	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
<b>Gypsy and Traveller Provision</b>			
Does the site continue to next stage?			Yes/ No

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**There are concerns in relation to access to the site which may only be achieved if existing dwellings are demolished. The issues that have been raised in regard to overcrowding producing no net gain for biodiversity of the area is significant however the setting of the area is primarily back land with no views of openness and further mitigation could improve the visual landscape. Any archaeological potential on the site can mitigated against and the site is not likely to negatively impact any heritage assets within the area. It is considered that this site is worthy of 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

<b>43</b>	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> <li>High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>Low (A) Marginal viability, with likely residual land value close to benchmark land value</li> <li>Very Low (R) Likely residual value well below benchmark land value</li> </ul>	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
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Achievability		
44	<p>Are there any market factors which would affect deliverability?</p>	<p>No market factors would affect deliverability, site is owned by a developer</p> <p>The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> <li>• 0 to 5 years (deliverable)</li> <li>• 6 to 10 years</li> <li>• 11 to 15 years</li> <li>• 15 to 20 years</li> <li>• Outside Plan Period</li> </ul>	<p>0-5 years</p>
46	<p>What is the indicative build out time of the site?</p>	<p>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</p>

			would likely take one year to build out this site.
Does the site pass this stage?			Yes

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

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

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

DRAFT

## Site Assessment Framework for HOUSING<sup>20</sup>

Site details	
Reference Number	NLP187
Site Name	Land west of Little Lane
Site Address	Land west of Little Lane
Settlement	Clophill
Size	Submitted Developable Area: 3.2HA Submitted Whole Site Area: 3.2HA Measured GIS Area: 3.28ha
Proposed Use	Residential
Any other information	Site in Greensand Ridge NIA

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  60-100  Number of proposed dwellings as per CBC methodology: 57
<b>Flood Risk</b> (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not in flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not in flood zone 2 or 3
<b>Nationally significant designations</b> (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	Site not in designation area
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not in AONB
Does the site continue to next stage?			Yes

<sup>20</sup> 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 more<sup>21</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	Adjoins settlement boundary although existing lane is a major constraint for access purposes.
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	Site doesn't cause coalescence
Does the site continue to next stage?			Yes

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>22</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>23</sup> ?	A	The site would require access from a more substantial road however this will be assessed at a later stage.
Does the site continue to next stage?			Yes/ No

### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Paddock
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Part owner also representing other part 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	G	None apparent

<sup>21</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>22</sup> 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.

<sup>23</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	overcome?		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	CB/15/03062/FULL Erection detached bungalow Withdrawn 22/09/2015 CB/16/00046/FULL Erection of detached bungalow, new shared access for both existing and proposed bungalow Refused 17/02/2016
Does the site continue to next stage?			Yes

### STAGE 1E ASSESSMENT

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

#### Greenbelt

13	Is the site located within the Green Belt?	No	Not in the Green Belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	N/A
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> 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. <sup>24</sup>	No	Site is not supported by a Neighbourhood Plan
Does the site continue to next stage?			Yes

<sup>24</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

## STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

### STAGE 2 ASSESSMENT

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

#### Previously Developed Land

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

17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Neighbourhood Plan Designation 10/01/14, no draft submitted
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation on public
19	<b>Sustainability of Settlement</b> 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 sustainability issues would not result in the loss of services

#### Cumulative Impact

20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>Less than 5% growth (G)</li> <li>5% to 20% growth (A)</li> <li>More than 20% growth (R)</li> </ul> <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 704 Number of houses in 2016: 740 Percentage Growth: 5.11%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>Less than 5% growth (G)</li> <li>5% to 20% growth (A)</li> <li>More than 20% growth (R)</li> </ul> <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	A	Number of houses in 2016: 740 Number of outstanding completions 2016: 9 Percentage Growth: 1.22%

#### Physical Constraints

22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R	Topography issues over sloping site and telegraph pylons exist on site
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#### Relationship to Settlement

23	Would development of the site be complementary to the existing settlement pattern, and would it have an	R	Although the site is adjacent to the settlement boundary the scale and
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	adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?		prominent positioning would impact on the settlements natural form, the site rises above the level of the settlement causing any development to overlook the village and would harm the characteristic of the area.
<b>Agricultural Land Quality</b>			
<b>24</b>	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <li>• 50% or more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	R	100% Grade 2

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<b>25</b>	<b>Facilities and services</b> 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		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	Does have a Lower school
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Does not have a middle school, adjoining settlement of Shefford contains a middle school
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Does not have a secondary school/upper school, adjoining settlement of Shefford has a secondary/upper school
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	A	No GP's surgery or medical centre, adjoining settlement of Shefford contains a GP/medical centre
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Has a convenience store/post office

27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>Less than 400m (G)</li> <li>400m-800m (A)</li> <li>Over 800m (R)</li> <li>OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	A	Distance to nearest bus stop is 445m away
28	Distance to nearest train station: <ul style="list-style-type: none"> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>	R	Distance to nearest train station is over 1,200m away
29	Is the site accessible from the existing road network?	A	Access is from a very minor road
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Ok if land can be secured to allow for the expansion of the lower school.
31	If not, has a commitment been made to address this?	R/A/G	Awaiting Comments
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	A	Provisionally no Level 2 assessment required, check OS mapping for minor watercourses
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	Unlikely to be any severe noise impacts
<b>Environmental Constraints</b>			
36	<b>Landscape character</b> What would the impacts of development be on the	R	this is an elevated hillside characteristic of the Greensand

	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?		Ridge, affording open views over the Flitt Valley and crossed by a footpath. Any development would be highly intrusive. Access would detract from character of the Lane.
37	<b>Heritage/ Archaeology</b> What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A - G	Archaeology - This site lies on the edge of the historic core of the settlement of Clophill (as recorded on the CBC Historic Environment Record). However, the archaeological potential of the site is considered to be low and therefore the Archaeology Team have no objection to its allocation.
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	In NIA, potential impact to SPI, retain hedgerow connectivity, need to demonstrate net gain. Grade 2 land.
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/G	RoW across site, hedgerow and hedgerow trees around and across site. Development would need to retain and enhance RoW within green corridor and enhance existing features.
<b>Minerals and Waste</b>			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Site is within MSA
<b>Planning History</b>			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		CB/15/03062/FULL Erection detached bungalow Withdrawn 22/09/2015 CB/16/00046/FULL Erection of detached bungalow, new shared access for both existing and proposed bungalow Refused 17/02/2016
Does the site continue to next stage?			No

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**Access to this site could only be achieved from, Little Lane or Kiln Lane. Little Lane is a very narrow rural road, featuring widths suitable only for single lane traffic, and Little Lane has a surface level significantly lower than the adjacent site levels, whereby not only will access to this road be difficult to achieve any widening of this road to provide two way traffic and pedestrian footways could not be achieved due to landownership and would be difficult to achieve due to topography. Even if achievable such engineering operations would have a significant adverse impact upon the character and appearance of the area.**

**Kiln Lane features road widths capable of achieving two-way traffic to the site; however the highway does not benefit from an existing pedestrian footpath. The provision of a pedestrian footpath from the site, to Clophill which would be necessary to make development acceptable in highway safety and accessibility terms, would cause harm to the character and appearance of the area.**

**This site features an elevated hillside character rising away from the settlement, forming part of the**

**Greensand Ridge, affording open views over the Flitt Valley and is crossed by a footpath. It is considered that any development within the site would be highly intrusive in the landscape and dominating. When considering that access to the site is poor and the landscape implications of development of this site including the formation of vehicular accesses and highway footpaths which would detract from the character of the Lanes, and the character and appearance of the area, including the intrinsic character and beauty of the countryside, it is considered on balance that the harm of development on this site either as a whole or in part would significantly and demonstrably outweigh the benefits. For the reasons outlined it is considered that this site is not worthy of further assessment for development.**

**DRAFT**

## Site Assessment Framework for HOUSING<sup>25</sup>

Site details	
Reference Number	<b>NLP189</b>
Site Name	Clophill Lakes (Former Fullers Earth Quarry)
Site Address	Land at the Former Fullers Earth Quarry, Clophill, Bedfordshire
Settlement	Clophill
Size	Submitted Developable Area: 4.58ha Submitted Whole Site Area: 38.72ha Measured GIS Area: 38.93ha
Proposed Use	Residential
Any other information	Already has planning application involved with the site. Same site as ALP295

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:
			90
			Number of proposed dwellings as per CBC methodology:
			82

#### 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	Approximate 40% of the site is within flood zone 2 and 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There is a scheduled monument occupying a very small portion of the site in the south.
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

<sup>25</sup> 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 more<sup>26</sup>.

#### Relationship to Settlement

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

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>27</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>28</sup> ?	G	N/A
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield, former fullers earth quarry
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No issues

<sup>26</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>27</sup> 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.

<sup>28</sup> 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	There is currently an application for residential development which benefits from a resolution for approval of planning permission from the Council's Development Management Committee under reference CB/16/05127/OUT. The site is awaiting S106 agreement prior to issuing the decision notice.
Does the site continue to next stage?			No.

DRAFT

**Site Assessment Framework for HOUSING<sup>29</sup>**

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

<b>Site details</b>	
Reference Number	<b>NLP200</b>
Site Name	Shepherds Cottage
Site Address	Shepherds Cottage
Settlement	Clophill
Size	Submitted Developable Area: 3.5HA Submitted Whole Site Area: 4HA Measured GIS Area: 4
Proposed Use	Residential
Any other information	Site in Greensand Ridge NIA

### 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

<b>1</b>	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:  15-50  Number of proposed dwellings as per CBC methodology: 63
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not in flood zone 2 or 3
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Site not in flood zone 2 or 3

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

<b>4</b>	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 in designation area
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not in AONB
Does the site continue to next stage?			Yes



### 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<sup>30</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	Adjoins settlement boundary although existing lane is a major constraint for access purposes.
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	Site doesn't cause coalescence
Does the site continue to next stage?			Yes

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>31</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>32</sup> ?	A	Better access may be required
Does the site continue to next stage?			Yes

### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Part residential, majority agricultural
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole land owner
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

<sup>30</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

<sup>31</sup> 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.

<sup>32</sup> 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?			No

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	No	Not within Greenbelt
<b>14</b>	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
<b>15a</b>	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> <li>• 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)</li> <li>• Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>• Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway)</li> </ul> <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p>	No	N/A
<b>15b</b>	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. <sup>33</sup>	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

<b>16</b>	Is the site Previously Developed Land in accordance with the NPPF definition?	R	95% Greenfield, 5% existing house/buildings, is not PDL
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<sup>33</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>		
<b>Community</b>			
17	<b>Neighbourhood Planning (only applicable in designated areas)</b> Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Neighbourhood Plan Designation 10/01/14, no draft submitted
18	<b>Community Consultation</b> Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	Have not consulted the public
19	<b>Sustainability of Settlement</b> 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 sustainability issues regarding existing settlement
<b>Cumulative Impact</b>			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 704 Number of houses in 2016: 740 Percentage Growth: 5.11%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <li>• Less than 5% growth (G)</li> <li>• 5% to 20% growth (A)</li> <li>• More than 20% growth (R)</li> </ul> <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	A	Number of houses in 2016: 740 Number of outstanding completions 2016: 9 Percentage Growth: 1.22%
<b>Physical Constraints</b>			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	The sites topography
<b>Relationship to Settlement</b>			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	R	Although the site is adjacent to the settlement boundary the scale and prominent positioning would impact on the settlements natural form and is not relatable to existing pattern of the settlement.
<b>Agricultural Land Quality</b>			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> </ul>	R	100% Grade 2

	<ul style="list-style-type: none"> <li>• 50% of more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
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## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<b>25</b>	<b>Facilities and services</b> 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		
<b>25a</b>	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	G	Contains a lower school
<b>25b</b>	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Does not have a middle school, adjoining settlement of Shefford contains a middle school
<b>25c</b>	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Other catchment school available (A)</li> </ul>	A	Does not have a secondary school/upper school, adjoining settlement of Shefford contains a secondary/upper school
<b>25d</b>	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> <li>• Yes, in the settlement (G)</li> <li>• Yes, proposed as part of the development (G)</li> <li>• No, but an adjoining settlement does (A)</li> <li>• Not in the settlement or an adjoining settlement (R)</li> </ul>	A	Does not have a GP's surgery or medical centre, adjoining settlement of Shefford contains a GP/medical centre
<b>26</b>	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>	A	Has a convenience store/post office
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> <li>• Less than 400m (G)</li> <li>• 400m-800m (A)</li> <li>• Over 800m (R)</li> <li>• OR submission form stated that improved public transport facilities could be provided as part of the development (G)</li> </ul>	A	Distance to the nearest bus stop is 543m away
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> <li>• 800m-1200m (A)</li> </ul>	R	Distance to nearest train station is over 1,200m away

	<ul style="list-style-type: none"> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	A	Site is accessible from Little Lane and Kiln Lane yet both of these roads are very minor.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Lower school land may be required for significant development
31	If not, has a commitment been made to address this?	A	Middle and upper school places could be managed through a financial contribution.
<b>Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)</b>			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<b>Drainage and Flooding (All sites subject to Sequential Test)</b>			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
<b>Environmental Health</b>			
34	<p><b>Contamination</b></p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting Comments
35	<p><b>Adjoining uses</b></p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	G	No immediate issues
<b>Environmental Constraints</b>			
36	<p><b>Landscape character</b></p> <p>What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	R	Site is on greensand escarpment , built form would be intrusive in high quality landscape forming rural edge.
37	<p><b>Heritage/ Archaeology</b></p> <p>What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	A – A H - R	Archaeology - Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is Undertaken.

			Heritage - Impact on setting of LBs and wider landscape
<b>38</b>	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	NIA, grazing land adjacent to extensive orchards, enhance acid habitats
<b>39</b>	<b>Open space/leisure and GI assets</b> 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	GI - Within Greensand NIA, footpath running across top of site. Would require habitat enhancement and enhancement of footpath corridor, and retention and enhancement of well wooded edges.  Leisure - No loss of LS open space.
<b>Minerals and Waste</b>			
<b>40</b>	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Within MSA
<b>Planning History</b>			
<b>41</b>	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No Planning history
<b>Gypsy and Traveller Provision</b>			
Does the site continue to next stage?			No

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within the setting of the Grade II Listed Buildings known as Brickwall Farmhouse and the range of farm buildings in yard immediately north of Brickwall Farmhouse. Any harm to the significance of these heritage assets will require clear and convincing justification and development would need to appropriately mitigate such harm and would be required to provide benefits to outweigh any identified harm.

Access to this site could only be achieved from, Little Lane or Kiln Lane. Little Lane is a very narrow rural road, featuring widths suitable only for single lane traffic, and Little Lane has a surface level significantly lower than the adjacent site levels, whereby not only will access to this road be difficult to achieve any widening of this road to provide two way traffic and pedestrian footways could not be achieved due to landownership and would be difficult to achieve due to topography. Even if achievable such engineering operations would have a significant adverse impact upon the character and appearance of the area.

Kiln Lane features road widths capable of achieving two-way traffic to the site; however the highway does not benefit from an existing pedestrian footpath. The provision of a pedestrian footpath from the site, to Clophill which would be necessary to make development acceptable in highway safety and accessibility terms, would cause harm to the character and appearance of the area.

This site is elevated in the landscape upon the Greensand Ridge, affording open views over the Flitt Valley. It is considered that any development within the site would be poorly related to Clophill and would be highly intrusive in the landscape and dominating. When considering that access to the site is poor and the landscape implications of development of this site including the formation of vehicular accesses and highway footpaths which would detract from the character of the Lanes, and the character and appearance of the area, including the intrinsic character and beauty of the countryside, it is considered on balance that the public benefits of development would not

**outweigh the identified harm to designated heritage assets and that the harm caused more generally by development on this site either as a whole or in part would significantly and demonstrably outweigh the benefits. For the reasons outlined it is considered that this site is not worthy of further assessment for development.**

DRAFT

## Site Assessment Framework for HOUSING<sup>34</sup>

Site details	
Reference Number	<b>NLP296</b>
Site Name	Land at Back Street, Clophill
Site Address	Former Readshill Quarry, Back Street, Clophill
Settlement	Clophill
Size	Submitted Developable Area: 2.8ha Submitted Whole Site Area: 10ha Measured GIS Area: 8.16ha
Proposed Use	Residential
Any other information	Same site as ALP 412, Currently there is an application for the site in appeal stage

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:
			51
			Number of proposed dwellings as per CBC methodology:
			50

#### 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	No designations on site.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not within AONB

#### 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.	Yes / No	Details on designations and coverage
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes/ No	Details on coverage
Does the site continue to next stage?			Yes

<sup>34</sup> 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 more<sup>35</sup>.

**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 would extend the settlement in an unsustainable way, given the topography and other physical constraints within the site due to its previous uses development would be very constrained and not represent a logical extension to the existing settlement pattern.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			No

<sup>35</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

## Site Assessment Framework for HOUSING<sup>36</sup>

Site details	
Reference Number	<b>NLP459</b>
Site Name	120 High Street Clophill
Site Address	120 High Street Clophill
Settlement	Clophill
Size	Submitted Developable Area: 4HA Submitted Whole Site Area: 5.5HA  Measured GIS Area: 1.6
Proposed Use	Residential
Any other information	Site within Greensand Ridge NIA

### 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

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

<b>2</b>	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Only small percentage of site to south is within flood zone 2 and 3
<b>3</b>	Is more than 50% of the site at risk from surface water flooding?	No	Only small percentage of site to south is within flood zone 2 and 3

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

<b>4</b>	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 in designation area
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not in AONB
Does the site continue to next stage?			Yes

<sup>36</sup> 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 more<sup>37</sup>.

### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is located to the south of Clophill, adjacent to existing residential development. Clophill is a linear settlement and the development of this site would not represent a logical extension to the settlement with regards to maintaining its character.
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

<sup>37</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )

## Site Assessment Framework for HOUSING<sup>38</sup>

Reference Number	<b>NLP465</b>
Site Name	Sealawn Boarding Cattery
Site Address	Sealawn Boarding Cattery
Settlement	Clophill
Size	Submitted Developable Area: 0.6ha Submitted Whole Site Area:0.6ha Measured GIS Area: 1.1
Proposed Use	Residential
Any other information	Site within Greensand Ridge NIA

### STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> </ul> <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 10-15
			Number of proposed dwellings as per CBC methodology:  26

#### 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

#### 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	Not in a designation area
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in an AONB
Does the site continue to next stage?			Yes

<sup>38</sup> 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 more<sup>39</sup>.

#### Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is located to the south of Clophill, adjacent to existing residential development. The site does not relate well to the settlement as housing would be placed on backland of other residential development. Clophill is a linear settlement and the development of this site would not represent a logical extension to the settlement with regards to maintaining its character.
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 identified
Does the site continue to next stage?			No

<sup>39</sup> 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf) )



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