

# Site Assessment Forms

Cranfield



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

Site details	
Reference Number	ALP015
Site Name	Land at Bedford Road
Site Address	Land at Bedford Road, East End, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 3.80ha Submitted Whole Site Area: 3.80ha Measured GIS Area: 3.59ha
Proposed Use	Residential
Any other information	Similar/adjoining submissions: NLP104, NLP315, ALP109

### 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:  150 homes
			Number of proposed dwellings as per CBC methodology:  64 dwellings

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

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

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

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<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?	G	The site adjoins the settlement envelope along the western boundary. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues
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>3</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>4</sup> ?	A	2014 Call for Sites did not answer this question
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	Site is currently in agricultural use, submission states no relocation required but isn't clear about demolition.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of sole land owner, intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Submission states no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.
Does the site continue to next stage?			Yes

<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) )

<sup>3</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>4</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.

## 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	
<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.	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.*	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>5</sup>	N/A	
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? <ul style="list-style-type: none"><li>• 76% - 100% (G)</li><li>• 26 - 75% (A)</li></ul>	R	No part of site PDL.
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<sup>5</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>• 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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
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.	N/A	This was not asked in 2014 Call for Sites.
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	The site is currently in agricultural use.
<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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%
<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.	R	The topography of the site is very uneven. This would significantly impact any development of the site.
<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?	G	No impact
<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> <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>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

**STAGE 2 ASSESSMENT**

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

**Transport and Access to Services**

<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	Yes.
<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>	G	Yes
<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	Other catchment school available
<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>	G	Yes.
<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>	G	Supermarket.
<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	
<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	
<b>29</b>	Is the site accessible from the existing road network?	G	Yes, access shown onto Bliss

			Avenue.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	R	Area is marked as red due to increasing pressure on middle school places and the lack of expansion capacity on the existing middle school site. A new middle school site would be required from further significant development in Cranfield
31	If not, has a commitment been made to address this?	R	No commitment made.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	G	
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	
<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	Development not acceptable in landscape terms– site integral to open slopes of the Cranfield clay ridge
37	<b>Heritage/ Archaeology</b> What would the impacts of development be on any heritage assets and their setting?	Her: G Arch:	Site has multi-period archaeological potential but this would not prevent allocation



	Are there any opportunities for enhancement of these assets?	A	providing appropriate mitigation is undertaken. No heritage comment.
<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	Maintain, buffer and enhance hedgerow corridors. Potential impact on farmland species. CWS 150m east
<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?	R	Parish GI plan identifies aspiration to create pocket park on 015 and inside of 104. Key views looking SE across to Marston Thrift identified – development of 015 and 104 would affect. ROW across southern edges of 104 and 109, would need to enhance. 315 and 109 amber, 015 and 104 red. All sites within the Forest of Marston Vale, would need to deliver 30% woodland cover. Awaiting leisure comments
<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)		
Does the site continue to next stage?			No

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**Site is not appropriate for development. The site is integral to the open slopes of the Cranfield clay ridge, and the topography of the site would present constraints. Development of the site could have a potential impact on farmland species and there is a County Wildlife site 150m to the east. The parish plan identifies an aspiration to create a pocket park on this site, and the key views looking South East across to Marston Thrift would be affected by development of the site. An Ordinary Watercourse has been identified on site; further modelling would be required to understand the flood risk. There have also been significant concerns raised by education in relation to the development of small sites in Cranfield. There are also likely to be significant constraints presented by topography on this site. The site will not be considered any further in this process.**

## Site Assessment Framework for HOUSING<sup>6</sup>

Site details	
Reference Number	<b>ALP109</b>
Site Name	East End Farm, Cranfield
Site Address	East End Farm, Bedford Road, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 4ha Submitted Whole Site Area: 4ha Measured GIS Area: 4.60ha
Proposed Use	Residential
Any other information	Very similar to NLP315, site also included in larger submission NLP104

### 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:  75 dwellings  Number of proposed dwellings as per CBC methodology:  72 dwellings
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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	
<b>3</b>	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)

<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 designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

<sup>6</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>7</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?	G	The site adjoins the settlement envelope along the western boundary. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>8</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>9</sup> ?	A	No information provided. This question was not asked in 2014 Call for Sites.
Does the site continue to next stage?			Yes

#### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	Site is currently used for Agricultural purposes, there are some buildings which would need to be removed/ relocated but no details are given.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted by a developer on behalf of the sole landowner.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal or ownership issues are identified on the submission form.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	No.

<sup>7</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>8</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>9</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	
<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.	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.*	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>10</sup>	N/A	
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	No part of site is PDL.
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<sup>10</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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
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	The submission form states that no consultation has yet taken place.
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	The site is currently in agricultural use.
<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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%
<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 topography of the site is uneven. This would impact any development of the site.
<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?	G	No impact
<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> <li>• 50% of more in Grade 3b, 4 or 5 (A)</li> </ul>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b.

	<ul style="list-style-type: none"> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>		Therefore site must be rated Amber.
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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	Yes
<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>	G	Yes
<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	Other catchment school available
<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>	G	Yes.
<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>	G	Supermarket.
<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	450.76m
<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	

	<ul style="list-style-type: none"> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	G	Yes, access shown onto Bliss Avenue.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	Significant level of development in Cranfield. A new lower school site was provided within the Land rear of Central Garage development and this could potentially accommodate a further form of entry, equivalent to around 500 – 700 additional dwellings. The middle school is already at capacity. Pupils historically travel to Wootton Upper School in Beds Borough from year 9 onwards. Financial contributions would be required and potential new lower and middle school sites. No commitment made in submission.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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>	A	Ordinary Watercourse present, JFlow modelling required to confirm flood risk.
<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>	G	No significant features
35	<p><b>Adjoining uses</b></p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;</p>	G	



	noise and smell)		
<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	Not suitable for development in landscape terms– edge of important clayland scarp slope providing setting of Cranfield.
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?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No heritage comment.
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	Need to buffer and enhance southern hedgerow corridor. Potential impact on farmland species
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	No specific aspirations for site in parish GI plan. RoW on south and west sides. Adjacent to existing woodland – would need buffering and extending. Site within Marston Vale – 30% tree cover would be required. 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)		None
Does the site continue to next stage?			Yes

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**The site is considered worthy of further assessment. Whilst the topography of the site is slightly uneven in places and it is on the edge of an important clayland scarp slope, there is potential for a portion of the site to be developed. This portion would need to provide mitigation to address landscape impact, and buffering would be required to protect and enhance the southern hedgerow corridor. The site would also need to be well designed to integrate with the ROW which is clearly well used and popular with the community. In addition an Ordinary Watercourse has been identified; further modelling will be required to confirm the flood risk. The site has multi-period archaeological potential; this would not prevent allocation providing that appropriate mitigation was undertaken. A potential issue with education capacity was identified, this may also require mitigation.**

## STAGE 3 : ACHIEVABILITY

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

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

## Viability



43	<p>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</p> <ul style="list-style-type: none"> <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	<p>The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable</p>
<b>Achievability</b>			
44	<p>Are there any market factors which would affect deliverability?</p>		<p>No delivery issues stated on submission.</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%. 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>Form suggests delivery could start in year 1 (Deliverable).</p> <p>0 to 5 years</p>

46	What is the indicative build out time of the site?	Submission suggests it would take 5 years to build out the suggested 75 units (15 units per year). The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.
Does the site pass this stage?		Yes

**SUMMARY**

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

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

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

## Site Assessment Framework for HOUSING<sup>11</sup>

Site details	
Reference Number	ALP135
Site Name	Land north of Crawley Road/Bourne End Road
Site Address	Land north of Crawley Road/Bourne End Road, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 6.4ha Submitted Whole Site Area: 9.25ha Measured GIS Area: 9.49ha
Proposed Use	Residential
Any other information	Very similar to submission NLP266

### 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:  190 dwellings
			Number of proposed dwellings as per CBC methodology:  115 dwellings

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

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

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

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

<sup>11</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>12</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?	G	The site adjoins the settlement envelope along the majority of its southern boundary. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>13</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>14</sup> ?	A	No information provided. This question was not asked in 2014 Call for Sites.
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	Site is greenfield.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	The site has been submitted by an agent on behalf of a developer. The landowner's names are provided and intention to develop is stated. No further details on landowner addresses are provided.
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	The submission form states that there are no legal issues or tenancies which would delay development.
12	Does the site already have planning permission for	G	Planning Applications for

<sup>12</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>13</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>14</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.

	the proposed use? If yes, then score as Red because it's not eligible for allocation.	residential development recently refused. See application numbers CB/16/02039/OUT and CB/17/00976/OUT
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	
<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.	N/A	
<b>15a</b>	<p>Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?</p> <ul style="list-style-type: none"> <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>	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>15</sup>	N/A	
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.

<sup>15</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

<b>Previously Developed Land</b>			
<b>16</b>	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	No part of the site is PDL.
<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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
<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.	Yes	Consultation took place for planning application, including community event and meeting with parish council.
<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)	No	The site is currently in agricultural use.
<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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
<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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%
<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.	R	Proximity of the site to airfield and flight path.
<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?	R	Development of this site would extend Cranfield into what is currently predominantly open countryside with some low-density housing, set back from the road, to the south and forming the edge of this settlement and setting

			Cranfield within the wider countryside.
<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>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<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	Yes
<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>	G	Yes
<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	Other catchment school available
<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>	G	Yes.
<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>	G	Supermarket.
<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> </ul>	R	

	<ul style="list-style-type: none"> <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>		
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	
29	Is the site accessible from the existing road network?	G	Site fronts onto Crawley Road and Bourne End Road.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	Significant level of development in Cranfield. A new lower school site was provided within the Land rear of Central Garage development and this could potentially accommodate a further form of entry, equivalent to around 500 – 700 additional dwellings. The middle school is already at capacity. Pupils historically travel to Wootton Upper School in Beds Borough from year 9 onwards. Financial contributions would be required and potential new lower and middle school sites. No commitment made in submission.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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	Ordinary Watercourse present, JFlow modelling required to confirm flood risk



<b>Environmental Health</b>			
<b>34</b>	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
<b>35</b>	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	Noise from Airfield / Football Club
<b>Environmental Constraints</b>			
<b>36</b>	<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?	A	Some scope if well integrated and respected scale of Gossards Green and character of clay plateau to west.
<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?	Her: G Arch: G	Site has been evaluated and found to have low archaeological potential. No objection to allocation. No heritage comments.
<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/G	Arable land with grazed paddock in east. Nice hedges and boundary trees would need to be retained and well buffered. Likely of value for farmland birds with records of Brown Hare, BAP species.
<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?	G	Limited aspirations identified in PGIP, and not part of GI network in Mid Beds GI plan. Site within the Forest of Marston Vale, so we would seek 30% tree cover across the site. 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)		Planning application refused (CB/16/02039/OUT and CB/17/00976/OUT).
Does the site continue to next stage?			No

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

**The site is not considered worthy of further assessment. Assessment has identified the presence of an Ordinary Watercourse; further assessment would be required to confirm flood risk. Potential issues with educational capacity have also been identified in Cranfield. The site itself is constrained by its proximity to the airfield and indeed the flightpath.**

**Development of this site would extend Cranfield into what is currently open countryside. This area is currently rural in nature and development of this site would represent urbanisation of this rural fringe. This would change significantly the historical and unique settlement pattern of Cranfield. There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure. It is also considered that a residential development of this scale would not be appropriate considering the proximity of the site to the airfield. Due to the large number of sites which the Council has had submitted, at this stage it is not considered necessary to take forward**

sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations.

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## Site Assessment Framework for HOUSING<sup>16</sup>

Site details	
Reference Number	ALP185
Site Name	Land at Broad Green Farm
Site Address	Land at Broad Green Farm Broad Green Farm, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 4.52ha Submitted Whole Site Area: 20.78ha Measured GIS Area: 4.51ha
Proposed Use	Residential
Any other information	Very similar to NLP261

### 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:  150 dwellings  Number of proposed dwellings as per CBC methodology:  81 dwellings
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

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

<sup>16</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>17</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?	G	The site adjoins the settlement envelope along the southern boundary. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>18</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>19</sup> ?	A	No information provided. This question was not asked in 2014 Call for Sites.
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	Site is currently used for Agricultural purposes; submission form states that no relocation or demolition would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of the sole landowner. Intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	The submission form states that there are no legal issues or tenancies which would delay development.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.

<sup>17</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>18</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>19</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.

Does the site continue to next stage?	Yes
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### 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	
<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.	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.*	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>20</sup>	N/A	
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? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> </ul>	R	No part of the site is PDL.
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<sup>20</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>• 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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
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.	N/A	Not asked in 2014 Call for Sites.
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	The site is currently in agricultural use.
<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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%
<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.	G	There are no obvious physical constraints.
<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?	G	No issues identified.
<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> <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>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated

**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	Yes
<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>	G	Yes
<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	Other catchment school available
<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>	G	Yes.
<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>	G	Supermarket.
<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	612.44m
<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	

29	Is the site accessible from the existing road network?	R	Although submission states that site can be accessed from highway, it's not clear how suitable access would be achieved.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	Significant level of development in Cranfield. A new lower school site was provided within the Land rear of Central Garage development and this could potentially accommodate a further form of entry, equivalent to around 500 – 700 additional dwellings. The middle school is already at capacity. Pupils historically travel to Wootton Upper School in Beds Borough from year 9 onwards. Financial contributions would be required and potential new lower and middle school sites. No commitment made in submission.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;	G	Nothing obvious from pollution



	noise and smell)		
<b>Environmental Constraints</b>			
<b>36</b>	<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?	A	Some scope for limited development only if set within landscape mitigation.
<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?	Her: A Arch: R	Unsuitable for allocation in archaeological terms, site lies immediately adjacent to a Scheduled Monument. Heritage comment next to SAM.
<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	Need to buffer and enhance hedgerows and central pond, potential impact on farmland species.
<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?	R	Parish GI plan identifies aspiration for allotments on this site. Adjacent to Moat Farm monument. Site within Marston Vale – 30% tree cover would be required. 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)		None.
Does the site continue to next stage?			No

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**This site is not considered worthy of further assessment. Assessment has identified the presence of an Ordinary Watercourse; further assessment would be required to confirm flood risk. Potential issues with educational capacity have also been identified in Cranfield. There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure.**

**The site is not suitable for allocation because it is adjacent to a Scheduled Monument. In addition to this the parish plan identifies an aspiration for allotments on this site and it is not clear how access could be achieved for this site. There is also a potential impact on farmland species from development of this site. This site will not be assessed any further as part of this process.**

## Site Assessment Framework for HOUSING<sup>21</sup>

Site details	
Reference Number	ALP188
Site Name	Land at Wharley Farm, Cranfield
Site Address	Land at Wharley Farm, College Road, Wharley End, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 14.14ha Submitted Whole Site Area: 88ha Measured GIS Area: 14.65ha
Proposed Use	Residential and education/community facilities
Any other information	The site adjoins Cranfield University. Very similar to NLP260

### 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:  425 dwellings  Number of proposed dwellings as per CBC methodology:  255 dwellings
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

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

<sup>21</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>22</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 not of a sufficient scale to be self contained and does not relate well to the existing settlement of Cranfield as defined by the settlement envelope. The site does have some relationship to the University, but the Airfield separates the site from the main Cranfield settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does the site continue to next stage?			No

<sup>22</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>23</sup>

Site details	
Reference Number	ALP238
Site Name	Land west of Mill Road, Cranfield
Site Address	Land west of Mill Road, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 7.76ha Submitted Whole Site Area: 10.86ha Measured GIS Area: 10.89ha
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>	No	Number of proposed dwellings as per proforma:  230 dwellings  Number of proposed dwellings as per CBC methodology:  140 dwellings
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

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

<sup>23</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>24</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?	G	The site adjoins the settlement envelope along the eastern boundary. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>25</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>26</sup> ?	A	No information provided. This question was not asked in 2014 Call for Sites.
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	Site is currently used for Agricultural purposes; submission form states that no relocation or demolition would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	The site has been submitted by a land agent on behalf of the landowners. Intention to develop is stated and land owner names and addresses are provided.
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	The submission form states that there are no legal issues or tenancies which would delay development.
12	Does the site already have planning permission for	R	Yes.

<sup>24</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>25</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>26</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.

	the proposed use? If yes, then score as Red because it's not eligible for allocation.		CB/14/05007/OUT. Granted for 230 dwellings.
Does the site continue to next stage?			No

DRAFT

## Site Assessment Framework for HOUSING<sup>27</sup>

Site details	
Reference Number	ALP289
Site Name	Land North of Rectory Lane
Site Address	Land North of Rectory Lane, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 3.70ha Submitted Whole Site Area: 3.70ha Measured GIS Area: 3.57ha
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>	No	Number of proposed dwellings as per proforma:  60 units  Number of proposed dwellings as per CBC methodology:  64 units
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

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

<sup>27</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>28</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?	G	The site is well related to Cranfield, bordering the existing settlement envelope to the west.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>29</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>30</sup> ?	A	This question was not asked in Call for Sites 2014
Does the site continue to next stage?			Yes

#### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is currently pasture land and no demolition or relocation would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of the sole landowner, intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	Potential issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No
Does the site continue to next stage?			Yes

<sup>28</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>29</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>30</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.



## 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	
<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.	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.*	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>31</sup>	N/A	
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? <ul style="list-style-type: none"><li>• 76% - 100% (G)</li><li>• 26 - 75% (A)</li><li>• 25% - 0% (Greenfield) (R)</li></ul>	R	No.
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<sup>31</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

<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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
<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	This question was not asked in Call for Sites 2014.
<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)	No	
<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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
<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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%
<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.	A	Site has uneven topography.
<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	No impact
<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% of more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

**STAGE 2 ASSESSMENT**

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

**Transport and Access to Services**

<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	Yes
<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>	G	Yes
<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	Other catchment school available
<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>	G	Yes.
<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>	G	Supermarket
<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>	R	
<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	
<b>29</b>	Is the site accessible from the existing road network?	A	Site fronts on to Rectory Road, however this road may need to be

			upgraded to enable access for this number of houses.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	R	Area is marked as red due to increasing pressure on middle school places and the lack of expansion capacity on the existing middle school site. A new middle school site would be required from further significant development in Cranfield.
31	If not, has a commitment been made to address this?	R	No commitment made.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be 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)	R/A/G	Awaiting comments
<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	Development not appropriate in landscape terms – important gateway site to open plateau landscape on crest of clay ridge.
37	<b>Heritage/ Archaeology</b> What would the impacts of development be on any	Her:G Arch:	Site has multi-period archaeological potential but this

	heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	would not prevent allocation providing appropriate mitigation is undertaken. No heritage comment.
<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	Grazing land, potential HPI, retains and enhance. Possible impact to Farmland Species.
<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?	R	Parish GI plan identifies area as existing open space, with aspiration to renovate and improve access to Holywell Spring. Would need to buffer existing woodland, and deliver 30% woodland cover. Adjacent to bridleway to south and footpath to north, would need to enhance. Part of woodland mosaic extending from Marston Thrift SSSI. Awaiting leisure comments.
<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)		None
Does the site continue to next stage?			No

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**The site is not suitable for development. The site has multi-period archaeological potential but this would not prevent allocation, providing appropriate mitigation was undertaken. There have also been significant concerns raised by education in relation to the development of small sites in Cranfield.**

**Importantly, the site has uneven topography, and is an important gateway site to open plateau landscape on the crest of a clay ridge. The site is used as grazing land and is a potential Habitat of Principle Importance which should be retained and enhanced, development of the site could have an impact on farmland species. The Parish GI plan identifies this area as existing open space with an aspiration to renovate and improve access to Holywell Spring.**

## Site Assessment Framework for HOUSING<sup>32</sup>

Site details	
Reference Number	ALP290
Site Name	Land at Flitt Leys Close
Site Address	Flitt Leys Close, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 3.78ha Submitted Whole Site Area: 3.78ha Measured GIS Area: 3.68ha
Proposed Use	Residential
Any other information	Adjoining submissions: ALP353,ALP386, NLP198, NLP486

### 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:  75 dwellings  Number of proposed dwellings as per CBC methodology:  44 dwellings
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

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

<sup>32</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>33</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?	G	Although the site does not adjoin the settlement envelope, it adjoins a housing allocation which is currently in the process of being built out. As part of the Local Plan, settlement envelopes will be updated to take account of new allocations, and in this instance it is highly likely that the boundary would be extended to include this allocation. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>34</sup>.

##### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>35</sup> ?	A	This question was not asked in Call for Sites 2014.
Does the site continue to next stage?			Yes

#### STAGE 1D ASSESSMENT

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

##### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is currently used for agriculture, no demolition or relocation required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of sole land owner, intention to develop is stated.
11	Are there any legal or ownership problems that could	G	Submission states no legal or

<sup>33</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>34</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>35</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.

	delay or prevent development? If Yes, then can these be issues be realistically overcome?		ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No
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	
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.	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.*	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>36</sup>	N/A	
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

<sup>36</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.



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

#### Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>	R	No part of the site is 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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
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.	N/A	This question was not asked in 2014 Call for Sites.
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	The site is currently in agricultural use.

#### 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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%

#### 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	Proximity to the airfield.
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#### Relationship to Settlement

23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	No impact.
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Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> <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>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

25	<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>		
25a	<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	Yes.
25b	<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>	G	Yes
25c	<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	Other catchment school available
25d	<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>	G	Yes.
26	<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>	G	Supermarket.
27	<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	766.96m

	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	
29	Is the site accessible from the existing road network?	A	It is proposed in the submission that access be taken from the adjoining allocated site.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	R	Area is marked as red due to increasing pressure on middle school places and the lack of expansion capacity on the existing middle school site. A new middle school site would be required from further significant development in Cranfield
31	If not, has a commitment been made to address this?	R	Submission does not commit to new facilities.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be 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)	R/A/G	Awaiting comments
<b>Environmental Constraints</b>			
36	<b>Landscape character</b>	R	Not suitable for development in

	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?		landscape terms. Site forms important southern extent of clayland plateau.
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?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No heritage comment.
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?	G	Opportunities for enhancement, potential impact on Farmland species.
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 along eastern side, would need to enhance. Within Forest of Marston Vale, would need to deliver 30% woodland cover. Awaiting leisure comments.
<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)		None
Does the site continue to next stage?			No

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**The site is not considered worthy of further assessment. The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has had submitted it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations.**

**The site also forms the southern extent of an important clayland plateau. There have also been significant concerns raised by education in relation to the development of small sites in Cranfield. There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure. The site also has multi-period archaeological potential, though this does not preclude allocation. In summary the site's proximity to the airfield and landscape value make it inappropriate to consider the site any further within this process.**

## Site Assessment Framework for HOUSING<sup>37</sup>

Site details	
Reference Number	ALP353
Site Name	Land at Flitt Leys Close
Site Address	Flitt Leys Close, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 2.43ha Submitted Whole Site Area: 3.14ha Measured GIS Area: 3.68ha
Proposed Use	Residential
Any other information	Similar/adjoining submissions: ALP386, NLP198

### 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 dwellings
			Number of proposed dwellings as per CBC methodology:  44 dwellings

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

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

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

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>38</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?	G	Although the site does not adjoin the settlement envelope, it adjoins a housing allocation which is currently in the process of being built out. As part of the Local Plan, settlement envelopes will be updated to take account of new allocations, and in this instance it is highly likely that the boundary would be extended to include this allocation. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>39</sup>.

##### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>40</sup> ?	A	This question was not asked in Call for Sites 2014.
Does the site continue to next stage?			Yes

#### STAGE 1D ASSESSMENT

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

##### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is currently used for agriculture, no demolition or relocation required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted by sole land owner, intention to develop is stated.
11	Are there any legal or ownership problems that could	G	Submission states no legal or

<sup>38</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>39</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>40</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.

	delay or prevent development? If Yes, then can these be issues be realistically overcome?		ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No
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	
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.	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.*	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>41</sup>	N/A	
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

<sup>41</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.



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

#### Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>	R	No part of the site is 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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
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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.	N/A	This question was not asked in 2014 Call for Sites.
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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	The site is currently in agricultural use.
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#### Cumulative Impact

20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> <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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
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21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%
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#### Physical Constraints

22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R	The site is in close proximity to the airfield.
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#### Relationship to Settlement

23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	No impact.
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Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> <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>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

25	<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>		
25a	<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	Yes.
25b	<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>	G	Yes
25c	<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	Other catchment school available
25d	<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>	G	Yes.
26	<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>	G	Supermarket.
27	<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	612.32m

	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	
29	Is the site accessible from the existing road network?	A	It is proposed that the site would be accessed through the adjoining allocated site.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	R	Area is marked as red due to increasing pressure on middle school places and the lack of expansion capacity on the existing middle school site. A new middle school site would be required from further significant development in Cranfield
31	If not, has a commitment been made to address this?	R	No commitment made to address this.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be 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)	R/A/G	Awaiting comments
<b>Environmental Constraints</b>			
36	<b>Landscape character</b>	R	Not suitable for development in

	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?		landscape terms – built form would intrude into the open plateau landscape
<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?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No heritage comments.
<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?	G	Opportunities for enhancement, potential impact on Farmland species.
<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/G	RoW along western side, would need to enhance. Within Forest of Marston Vale, would need to deliver 30% woodland cover. Awaiting leisure comments.
<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)		None
Does the site continue to next stage?			No

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has had submitted it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations.**

**Importantly, built development on this site would intrude into the open plateau landscape. There have also been significant concerns raised by education in relation to the development of small sites in Cranfield. There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure. The site also has multi-period archaeological potential, though this does not preclude allocation. In summary the site's proximity to the airfield and landscape value make it inappropriate to consider the site any further within this process.**

## Site Assessment Framework for HOUSING<sup>42</sup>

Site details	
Reference Number	ALP363
Site Name	Land adjacent to 32 Merchant Lane, Cranfield
Site Address	Land adjacent to 32 Merchant Lane, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 0.34ha Submitted Whole Site Area: 0.34ha Measured GIS Area: 0.35ha
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>	No	Number of proposed dwellings as per proforma:  8-12 dwellings
			Number of proposed dwellings as per CBC methodology:  11 dwellings

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

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

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

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

<sup>42</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>43</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?	G	The site is well related to the existing settlement, bordering the settlement envelope on one side.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does the site continue to next stage?			Yes

#### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>44</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>45</sup> ?	A	This question was not asked in Call for Sites 2014.
Does the site continue to next stage?			Yes

#### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is currently an orchard; however demolition of a small outbuilding would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of the sole land owner, and intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Form states that there are no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No
Does the site continue to next stage?			Yes

<sup>43</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>44</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>45</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.

### 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	
<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.	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>	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>46</sup>	N/A	Details
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? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>	R	
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<sup>46</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

<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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
<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	Not known, this was not asked in 2014 call for sites.
<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)	No	
<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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
<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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%
<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.	R	The site is in close proximity to Cranfield Airfield.
<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	No impact
<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% of more in Grade 3b, 4 or 5 (A)</li> <li>• 50% or more in Grade 1, 2 or 3a (R)</li> </ul>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

**STAGE 2 ASSESSMENT**

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

**Transport and Access to Services**

<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	Yes.
<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>	G	Yes
<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	Other catchment school available
<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>	G	Yes.
<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>	G	Supermarket.
<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	470.19m
<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	
<b>29</b>	Is the site accessible from the existing road network?	G	Submission suggests that site could be accessed from the



			existing road network.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	R	Area is marked as red due to increasing pressure on middle school places and the lack of expansion capacity on the existing middle school site. A new middle school site would be required from further significant development in Cranfield.
31	If not, has a commitment been made to address this?	R	No commitment made.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be 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)	R/A/G	Awaiting comments
<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	Not suitable for development in landscape terms. Site contains scrub woodland and is an integral part of the clay plateau.
37	<b>Heritage/ Archaeology</b> What would the impacts of development be on any heritage assets and their setting?	Her: G Arch:	Site has multi-period archaeological potential but this would not prevent allocation

	Are there any opportunities for enhancement of these assets?	A	providing appropriate mitigation is undertaken. No heritage comment.
<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	Retain existing trees where possible, orchard?
<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?	G/A	Within Forest of Marston Vale, would need to deliver 30% tree cover. Awaiting leisure comments
<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)		None
Does the site continue to next stage?			No

#### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

**The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has had submitted it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations.**

**The site also contains scrub woodland and is an integral part of the clay plateau. There have also been significant concerns raised by education in relation to the development of small sites in Cranfield. The site also has multi-period archaeological potential, though this does not preclude allocation. In summary the site's proximity to the airfield and landscape value make it inappropriate to consider the site any further within this process.**

## Site Assessment Framework for HOUSING<sup>47</sup>

Site details	
Reference Number	<b>NLP104</b>
Site Name	Land South of Bedford Road
Site Address	Land South of Bedford Road, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 25.51ha Submitted Whole Site Area: 25.51ha Measured GIS Area: 27.9ha
Proposed Use	Residential
Any other information	

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

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

### STAGE 1A ASSESSMENT

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

#### Provisional Site Capacity

<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:  765 dwellings  Number of proposed dwellings as per CBC methodology:  459 dwellings as per calculations but likely much less due to topography.
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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	
<b>3</b>	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)

<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 designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

<sup>47</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>48</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?	G	The site adjoins the settlement envelope along the western boundary. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>49</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>50</sup> ?	G	Form states that there are no critical infrastructure requirements.
Does the site continue to next stage?			Yes

#### STAGE 1D ASSESSMENT

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

#### Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	Site is currently used for Agricultural purposes, there are some buildings which would need to be removed/ relocated but no details are given.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted by a developer on behalf of the landowner. Full landowner details are provided and the intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	No answer is given as to whether the landowner is the sole owner of the site however it is stated that all landowners are intent on developing the site and there are

<sup>48</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>49</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>50</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.

			no ownership issues or tenancies which would delay development.
<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	No.
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	
<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.	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.*	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>51</sup>	N/A	
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>51</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	<p>The submission form states that the site is partially PDL. However the NPPF definition of PDL is clear in excluding land occupied by agricultural or forestry buildings.</p>
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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	<p>Cranfield is not a parish which has been designated for a Neighbourhood Plan.</p>
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	<p>The submission form states that no consultation has yet taken place.</p>
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	<p>The site is currently in agricultural use.</p>

**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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%</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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%</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>	R	<p>The topography of the site is very uneven. This would significantly impact any development of the site.</p>
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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	<p>No impact.</p>
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**Agricultural Land Quality**

24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> <li>• 50% or more in non-agricultural land (G)</li> <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>	A	<p>The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.</p>
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## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

25	<p><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>		
25a	<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	Yes.
25b	<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>	G	Yes
25c	<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	Other catchment school available
25d	<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>	G	Yes.
26	<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>	G	Supermarket.
27	<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 public transport facilities could be provided as</li> </ul>	A	492.55m



	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	
29	Is the site accessible from the existing road network?	G	Site fronts onto Bedford Road.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A/R	Cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	Significant level of development in Cranfield. A new lower school site was provided within the Land rear of Central Garage development and this could potentially accommodate a further form of entry, equivalent to around 500 – 700 additional dwellings. The middle school is already at capacity. Pupils historically travel to Wootton Upper School in Beds Borough from year 9 onwards. No commitment made on submission.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to	G	



	cause conflict with the proposed use? (for example; noise and smell)		
<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	Not suitable for development in landscape terms– site at crest of distinctive ridge forming setting of Cranfield, important landform seen in views across Marston Vale.
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?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No heritage comments.
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	Extensive arable area, need to maintain, buffer and enhance hedgerow corridors. Potential impact on farmland species. CWS 150m east
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	Parish GI plan identifies important views from current eastern edge of village towards Marston Thrift that would be lost. Site within Marston Vale – 30% tree cover would be required. 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)		None
Does the site continue to next stage?			No

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**The constraints identified mean that this site will not be considered any further as part of this process. This site has extremely uneven topography, which would present a significant constraint to residential development. There is an Ordinary Watercourse present, further work would be required to confirm flood risk. There have also been significant concerns raised about the education capacity in Cranfield and the site has multi-period archaeological potential, though this would not preclude allocation if appropriate mitigation was undertaken.**

**There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure. Further to this, the site is not suitable in landscape terms as it is at the crest of a distinctive ridge. The views from this site are identified as important within the Parish Plan. The site is also in relatively close proximity to a CWS and may have an impact on farmland species.**

## Site Assessment Framework for HOUSING<sup>52</sup>

Site details	
Reference Number	<b>NLP139</b>
Site Name	Land West off Lodge Road, Cranfield
Site Address	Land West off Lodge Road, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 0.61ha Submitted Whole Site Area: 0.61ha Measured GIS Area: 0.59ha
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

<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 dwellings  Number of proposed dwellings as per CBC methodology:  14 dwellings
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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	
<b>3</b>	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)

<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 designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

<sup>52</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>53</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?	G	The site is well related to the existing settlement, bordering the settlement envelope and an allocated site.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>54</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>55</sup> ?	G	Submission states no critical infrastructure 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	The site is currently vacant.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	The site has been submitted on behalf of the sole land owner. No landowner details are provided, but intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Form states that there are no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No
Does the site continue to next stage?			Yes

<sup>53</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>54</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>55</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.

## 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	
<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.	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.*	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>56</sup>	N/A	
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? <ul style="list-style-type: none"><li>• 76% - 100% (G)</li><li>• 26 - 75% (A)</li></ul>	R	
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<sup>56</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>• 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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
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	
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	
<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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%
<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.	G	None identified.
<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?	G	No impact
<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> <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>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

**STAGE 2 ASSESSMENT**

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

**Transport and Access to Services**

<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	Yes.
<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>	G	Yes
<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	Other catchment school available
<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>	G	Yes.
<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>	G	Supermarket.
<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	782.12m
<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	
<b>29</b>	Is the site accessible from the existing road network?	G	Site fronts on to Lodge Road.

<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	R	Area is marked as red due to increasing pressure on middle school places and the lack of expansion capacity on the existing middle school site. A new middle school site would be required from further significant development in Cranfield.
31	If not, has a commitment been made to address this?	R	Proposes contributions but not a new school.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be 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)	R/A/G	Awaiting comments
<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?	A	Some scope, but important to retain roadside enclosure.
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	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is



	these assets?		undertaken. No heritage comments
<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	Adjacent to HPI – parkland, contains trees and rough grass. Identified to be in GCN recolonization area but proposal is over development.
<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?	G/A	Within Forest of Marston Vale, would need to deliver 30% tree cover. Awaiting Leisure comments.
<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)		None
Does the site continue to next stage?			Yes

### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**The site is considered worthy of further assessment. Some concerns have been raised in relation to education provision in Cranfield and the site has multi-period archaeological potential, though this would not preclude allocation providing that appropriate mitigation is undertaken. The site is adjacent to a Habitat of Principle Importance, and although the site is identified to be in a GCN recolonization area the proposal is considered overdevelopment and therefore mitigation is likely to be required. It is considered that this site is worthy of further assessment as part of this process, however if development was to go ahead then some roadside enclosure should be retained and further work would be required in terms of ecology.**

### 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>			
<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
<b>Achievability</b>			
<b>44</b>	Are there any market factors which would affect deliverability?		Nothing stated on submission form The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and



		<p>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>Submission states site will commence development in 0-5 years.</p>
46	<p>What is the indicative build out time of the site?</p>	<p>Submission states development would be completed in 0-5 years.</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

**SUMMARY**

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

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

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

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## Site Assessment Framework for HOUSING<sup>57</sup>

Site details	
Reference Number	<b>NLP173</b>
Site Name	Bayley Gate Farm
Site Address	Wharley Gate Farm, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 28.5ha Submitted Whole Site Area: 28.5ha Measured GIS Area: 28.5ha
Proposed Use	Residential
Any other information	The site adjoins Cranfield University.

### 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:  600 dwellings  Number of proposed dwellings as per CBC methodology:  513 dwellings
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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	
<b>3</b>	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)

<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 designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

<sup>57</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>58</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 not of a sufficient scale to be self contained and does not relate well to the existing settlement of Cranfield as defined by the settlement envelope. The site does have some relationship to the University, but the Airfield separates the site from the main Cranfield settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does the site continue to next stage?			No

<sup>58</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>59</sup>

Site details	
Reference Number	<b>NLP176</b>
Site Name	Land at Wharley Farm, Cranfield
Site Address	Land at Wharley Farm, College Road, Wharley End, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 10.94ha Submitted Whole Site Area: 10.94ha Measured GIS Area: 10.94ha
Proposed Use	Residential and education/community facilities
Any other information	The site adjoins Cranfield University. Adjoins NLP173 and NLP293

### 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:  160 dwellings  Number of proposed dwellings as per CBC methodology:  197 dwellings
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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	
<b>3</b>	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)

<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 designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

<sup>59</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>60</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 not of a sufficient scale to be self contained and does not relate well to the existing settlement of Cranfield as defined by the settlement envelope. The site does have some relationship to the University, but the Airfield separates the site from the main Cranfield settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does the site continue to next stage?			No

<sup>60</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>61</sup>

Site details	
Reference Number	<b>NLP198</b>
Site Name	The Glebe, Cranfield
Site Address	Land at Rear of High St, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 7ha Submitted Whole Site Area: 7ha Measured GIS Area: 6.99ha
Proposed Use	Residential
Any other information	Part of site submitted as ALP353

### 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:  59-200 dwellings  Number of proposed dwellings as per CBC methodology:  126 dwellings
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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	
<b>3</b>	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)

<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 designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

<sup>61</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>62</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?	G	Although the site does not adjoin the settlement envelope, it adjoins a housing allocation which is currently in the process of being built out. As part of the Local Plan, settlement envelopes will be updated to take account of new allocations, and in this instance it is highly likely that the boundary would be extended to include this allocation. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>63</sup>.

**Critical Infrastructure**

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>64</sup> ?	G	Form states that the only critical infrastructure requirements are for access and services. The relevant boxes for this have been ticked to state that development of the site is capable of supporting these facilities.
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	G	Site is greenfield.
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<sup>62</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>63</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>64</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.



	potential?		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted by an agent on behalf of the sole landowner. Intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	The submission form states that there are no legal issues or tenancies which would delay development.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.
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	
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.	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.*	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>65</sup>	N/A	

<sup>65</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Does the site continue to next stage?	Yes
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## 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? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>	R	No part of the site is PDL.
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#### Community

<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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
<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.	No	No community consultation appears to have taken place at the point of submission.
<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)	No	The site is currently in agricultural use.

#### Cumulative Impact

<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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
<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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%

#### Physical Constraints

<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.	R	Site is adjacent to the airfield
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#### Relationship to Settlement

<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	No issues identified.
<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>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<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	Yes.
<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>	G	Yes
<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	Other catchment school available
<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>	G	Yes.
<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>	G	Supermarket.

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	708.3m
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	
29	Is the site accessible from the existing road network?	A	It is proposed that the site be accessed the adjoining allocation which is currently being built out.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	Significant level of development in Cranfield. A new lower school site was provided within the Land rear of Central Garage development and this could potentially accommodate a further form of entry, equivalent to around 500 – 700 additional dwellings. The middle school is already at capacity. Pupils historically travel to Wootton Upper School in Beds Borough from year 9 onwards. Financial contributions would be required and potential new lower and middle school sites. No commitment made on submission.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Aircraft Noise
<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	Not suitable for development in landscape terms – important spatial open plateau between village and university.
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?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No Heritage comment.
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	Arable land, need to maintain, buffer and enhance hedgerow corridors. Potential impact on farmland species
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?	G	No aspirations identified for site itself in parish GI plan. Footpath along western edges – parish GI plan aspiration to upgrade to cycleway. Site within Marston Vale – 30% tree cover would be required. 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)		None
<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 sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has had submitted it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations. It is also not appropriate because it forms an important spatial plateau, further to this there may also be a potential impact on farmland species.**

**There have also been significant concerns raised by education in relation to the development of small sites in Cranfield. There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure. The site also has multi-period archaeological potential, though this does not preclude allocation. In summary the site's proximity to the airfield and landscape value make it inappropriate to consider the site any further within this process.**

DRAFT

## Site Assessment Framework for HOUSING<sup>66</sup>

Site details	
Reference Number	<b>NLP202</b>
Site Name	Land at Horseshoe Farm
Site Address	Bourne End, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 0.71ha Submitted Whole Site Area: 0.71ha Measured GIS Area: 1.22ha
Proposed Use	Mixed use – residential and employment
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>	No	Number of proposed dwellings as per proforma:  10 units
			Number of proposed dwellings as per CBC methodology:  17 units

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

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

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

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

<sup>66</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>67</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 isolated and lies some distance from the main settlement of Cranfield. Any development here would be poorly related to the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does the site continue to next stage?			No

<sup>67</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>68</sup>

Site details	
Reference Number	<b>NLP260</b>
Site Name	Land at Wharley Farm, Cranfield
Site Address	Land at Wharley Farm, College Road, Wharley End, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 14.14ha Submitted Whole Site Area: 88ha Measured GIS Area: 14.65ha
Proposed Use	Residential and education/community facilities
Any other information	The site adjoins Cranfield University. Very similar site to ALP188.

### 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:  425 dwellings  Number of proposed dwellings as per CBC methodology:  255 dwellings
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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	
<b>3</b>	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)

<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 designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>69</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 not of a sufficient scale to be self contained and does not relate well to the existing settlement of Cranfield as defined by the settlement envelope. The site does have some relationship to the University, but the Airfield separates the site from the main Cranfield settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does the site continue to next stage?			No

<sup>69</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>70</sup>

Site details	
Reference Number	<b>NLP261</b>
Site Name	Land at Broad Green Farm
Site Address	Land at Broad Green Farm Broad Green Farm, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 4.52ha Submitted Whole Site Area: 20.78ha Measured GIS Area: 4.51ha
Proposed Use	Residential
Any other information	Very similar to ALP185

### 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:  150 dwellings  Number of proposed dwellings as per CBC methodology:  81 dwellings
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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	
<b>3</b>	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)

<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 designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

<sup>70</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>71</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?	G	The site adjoins the settlement envelope along the southern boundary. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>72</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>73</sup> ?	G	Form states that improvements to the site access will be required, but ticked the box stating that new road links was something the site could support.
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	Site is currently used for Agricultural purposes; submission form states that no relocation or demolition would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of the sole landowner. Intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	The submission form states that there are no legal issues or tenancies which would delay development.
12	Does the site already have planning permission for	G	No.

<sup>71</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>72</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>73</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.

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

### STAGE 1E ASSESSMENT

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

#### Greenbelt

<b>13</b>	Is the site located within the Green Belt?	No	
<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.	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.*	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>74</sup>	N/A	
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	R	No part of the site is PDL.
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<sup>74</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	with the NPPF definition? <ul style="list-style-type: none"> <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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
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	The submission form states that no consultation has yet taken place.
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	The site is currently in agricultural use.
<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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%
<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.	G	There are no obvious physical constraints.
<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?	G	No issues identified.
<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>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-

	<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>		classify Grades 3a and 3b. Therefore site must be rated Amber.
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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	Yes.
<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>	G	Yes
<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	Other catchment school available
<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>	G	Yes.
<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>	G	Supermarket.
<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	612.45m
<b>28</b>	Distance to nearest train station: <ul style="list-style-type: none"> <li>• Less than 800m (G)</li> </ul>	R	



	<ul style="list-style-type: none"> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	R	Although submission states that site can be accessed from highway, it's not clear how suitable access would be achieved.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	<p>Significant level of development in Cranfield. A new lower school site was provided within the Land rear of Central Garage development and this could potentially accommodate a further form of entry, equivalent to around 500 – 700 additional dwellings. The middle school is already at capacity. Pupils historically travel to Wootton Upper School in Beds Borough from year 9 onwards.</p> <p>Financial contributions would be required and potential new lower and middle school sites.</p>
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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>	A	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
<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>	G	No significant features



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	
<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?	A	Some scope for limited development only if set within landscape mitigation.
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?	Her: R Arch: R	Unsuitable for allocation in archaeological terms, site lies immediately adjacent to a Scheduled Monument. Heritage comment next to SAM
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	Need to maintain, buffer and enhance hedgerow corridors and central pond, potential impact on farmland species.
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?	R	Parish GI plan identifies aspiration for allotments on this site. Adjacent to Moat Farm monument. Site within Marston Vale – 30% tree cover would be required. 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)		None
Does the site continue to next stage?			No

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**This site is not considered worthy of further assessment. Assessment has identified the presence of an Ordinary Watercourse; further assessment would be required to confirm flood risk. Potential issues with educational capacity have also been identified in Cranfield. There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure.**

**The site is not appropriate for allocation because it is adjacent to a Scheduled Monument. In addition to this the parish plan identifies an aspiration for allotments on this site and it is not clear how access could be achieved for this site. There is also a potential impact on farmland species from development of this site. This site will not be assessed any further as part of this process.**

## Site Assessment Framework for HOUSING<sup>75</sup>

Site details	
Reference Number	<b>NLP266</b>
Site Name	Land situated between Crawley Road and Bourne End Road
Site Address	Land situated between Crawley Road and Bourne End Road, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 6.13ha Submitted Whole Site Area: 9.18ha Measured GIS Area: 9.25ha
Proposed Use	Residential
Any other information	Very similar to submission ALP135

### 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:  198 dwellings  Number of proposed dwellings as per CBC methodology:  110 dwellings
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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	
<b>3</b>	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)

<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 designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

<sup>75</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>76</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?	G	The site adjoins the settlement envelope along the majority of its southern boundary. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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>77</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>78</sup> ?	G	Form states that improvements to the site access will be required, but ticked the box stating that road improvements was something the site could support.
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	Site is greenfield.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	The site has been submitted by an agent on behalf of a developer. The landowner's names are provided and intention to develop is stated. No further details on landowner addresses are provided.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically	G	The submission form states that there are no legal issues or tenancies which would delay

<sup>76</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>77</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>78</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?		development.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	Planning Applications for residential development recently refused. See application numbers CB/16/02039/OUT CB/17/00976/OUT
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	
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.	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.*	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>79</sup>	N/A	
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

<sup>79</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

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

#### Previously Developed Land

16	<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	No part of the site is 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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
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>	Yes	Consultation took place for planning application, including community event and meeting with parish council.
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	The site is currently in agricultural use.

#### 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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%</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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%</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>	R	Proximity of the site to airfield and flight path.
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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>	R	Development of this site would extend Cranfield into what is currently predominantly open countryside with some low-density housing, set back from the road, to
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			the south and forming the edge of this settlement and setting Cranfield within the wider countryside.
<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>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

<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	Yes.
<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>	G	Yes
<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	Other catchment school available
<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>	G	Yes.
<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>	G	Supermarket.
<b>27</b>	Distance to bus stops with a frequent service (at least hourly at peak times):	R	

	<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>		
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	
29	Is the site accessible from the existing road network?	G	Site fronts onto Crawley Road and Bourne End Road.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	Significant level of development in Cranfield. A new lower school site was provided within the Land rear of Central Garage development and this could potentially accommodate a further form of entry, equivalent to around 500 – 700 additional dwellings. The middle school is already at capacity. Pupils historically travel to Wootton Upper School in Beds Borough from year 9 onwards. Financial contributions would be required and potential new lower and middle school sites.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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> </ul>	A	Ordinary Watercourse present, JFlow modelling required to confirm flood risk



	• Further Assessment Required (R)		
<b>Environmental Health</b>			
<b>34</b>	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
<b>35</b>	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	Noise from Airfield / Football Club
<b>Environmental Constraints</b>			
<b>36</b>	<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?	A	Some scope if well integrated and respected scale of Gossards Green and character of clay plateau to west.
<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?	Her: G Arch: G	Site has been evaluated and found to have low archaeological potential. No objection to allocation. No heritage comments.
<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/G	Arable land with grazed paddock in east. Nice hedges and boundary trees would need to be retained and well buffered. Likely of value for farmland birds with records of Brown Hare, BAP species.
<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?	G	Limited aspirations identified in PGIP, and not part of GI network in Mid Beds GI plan. Site within the Forest of Marston Vale, so we would seek 30% tree cover across the site. 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)		Planning application refused (CB/16/02039/OUT and CB/17/00976/OUT).
Does the site continue to next stage?			No

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**This site is not considered worthy of further assessment. Assessment has identified the presence of an Ordinary Watercourse; further assessment would be required to confirm flood risk. Potential issues with educational capacity have also been identified in Cranfield. The site itself is constrained by it's proximity to the airfield and indeed the flightpath.**

**Development of this site would extend Cranfield into what is currently open countryside. This area is currently rural in nature and development of this site would represent urbanisation of this rural fringe. This would change significantly the historical and unique settlement pattern of Cranfield. There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure. It is also considered that a residential development of this scale would not be appropriate considering the proximity of the site to the airfield. Due to the large number of sites**



which the Council has had submitted, at this stage it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations.

DRAFT

## Site Assessment Framework for HOUSING<sup>80</sup>

Site details	
Reference Number	<b>NLP315</b>
Site Name	East End Farm
Site Address	East End Farm, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 4ha Submitted Whole Site Area: 4ha Measured GIS Area: 4.61ha
Proposed Use	Residential
Any other information	Very similar to ALP109, site also included in larger submission NLP104

### 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:  75 dwellings  Number of proposed dwellings as per CBC methodology: 72 dwellings
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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	
<b>3</b>	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)

<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 designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

<sup>80</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>81</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?	G	The site adjoins the settlement envelope along the western boundary. There are no major constraints separating the site from the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues
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>82</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>83</sup> ?	G	Submission states no critical infrastructure 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	Site is currently in agricultural use, submission states no relocation required but isn't clear about demolition.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of sole land owner, intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Submission states no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.
Does the site continue to next stage?			Yes

<sup>81</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>82</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>83</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.

**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	
<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.	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>	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>84</sup>	No	
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? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> </ul>	R	No part of site is PDL.
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<sup>84</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>• 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?	N/A	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
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	The submission form states that no consultation has yet taken place.
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	The site is currently in agricultural use.
<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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%
<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 topography of the site is uneven. This would impact any development of the site.
<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?	G	No impact
<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> <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>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

**STAGE 2 ASSESSMENT**

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

**Transport and Access to Services**

<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	Yes.
<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>	G	Yes
<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	Other catchment school available
<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>	G	Yes.
<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>	G	Supermarket.
<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	450.77m
<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	
<b>29</b>	Is the site accessible from the existing road network?	G	Yes, access shown onto Bliss

			Avenue.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	Significant level of development in Cranfield. A new lower school site was provided within the Land rear of Central Garage development and this could potentially accommodate a further form of entry, equivalent to around 500 – 700 additional dwellings. The middle school is already at capacity. Pupils historically travel to Wootton Upper School in Beds Borough from year 9 onwards. Financial contributions would be required and potential new lower and middle school sites. No commitment made in submission.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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	Ordinary Watercourse present, JFlow modelling required to confirm flood risk.
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
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	
<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	Development not acceptable in landscape terms– site integral to open slopes of the Cranfield clay ridge.
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?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No Heritage comment.
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	Need to buffer and enhance southern hedgerow corridor. Potential impact on farmland species
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	No specific aspirations for site in parish GI plan. RoW on south and west sides. Adjacent to existing woodland – would need buffering and extending. Site within Marston Vale – 30% tree cover would be required. 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)		
Does the site continue to next stage?			Yes

### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**The site is considered worthy of further assessment. Whilst the topography of the site is slightly uneven in places and it is on the edge of an important clayland scarp slope, there is potential for a portion of the site to be developed. This portion would need to provide mitigation to address landscape impact, and buffering would be required to protect and enhance the southern hedgerow corridor. The site would also need to be well designed to integrate with the ROW which is clearly well used and popular with the community. In addition an Ordinary Watercourse has been identified; further modelling will be required to confirm the flood risk. The site has multi-period archaeological potential; this would not prevent allocation providing that appropriate mitigation was undertaken. A potential issue with education capacity was identified, this may also require mitigation.**

### STAGE 3 : ACHIEVABILITY

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

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

### Viability

43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable	G	The Council's Residential Development Viability Report (Feb
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	<p>high, medium or low?</p> <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>		<p>2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable</p>
<b>Achievability</b>			
<b>44</b>	<p>Are there any market factors which would affect deliverability?</p>		<p>The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p>
<b>45</b>	<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>Submission states development could commence within 0-5 years.</p>
<b>46</b>	<p>Considering the size of the site and the number of potential housebuilders, what is the indicative build out time of the site?</p>		<p>Submission states development could be built out within 2 years.</p>

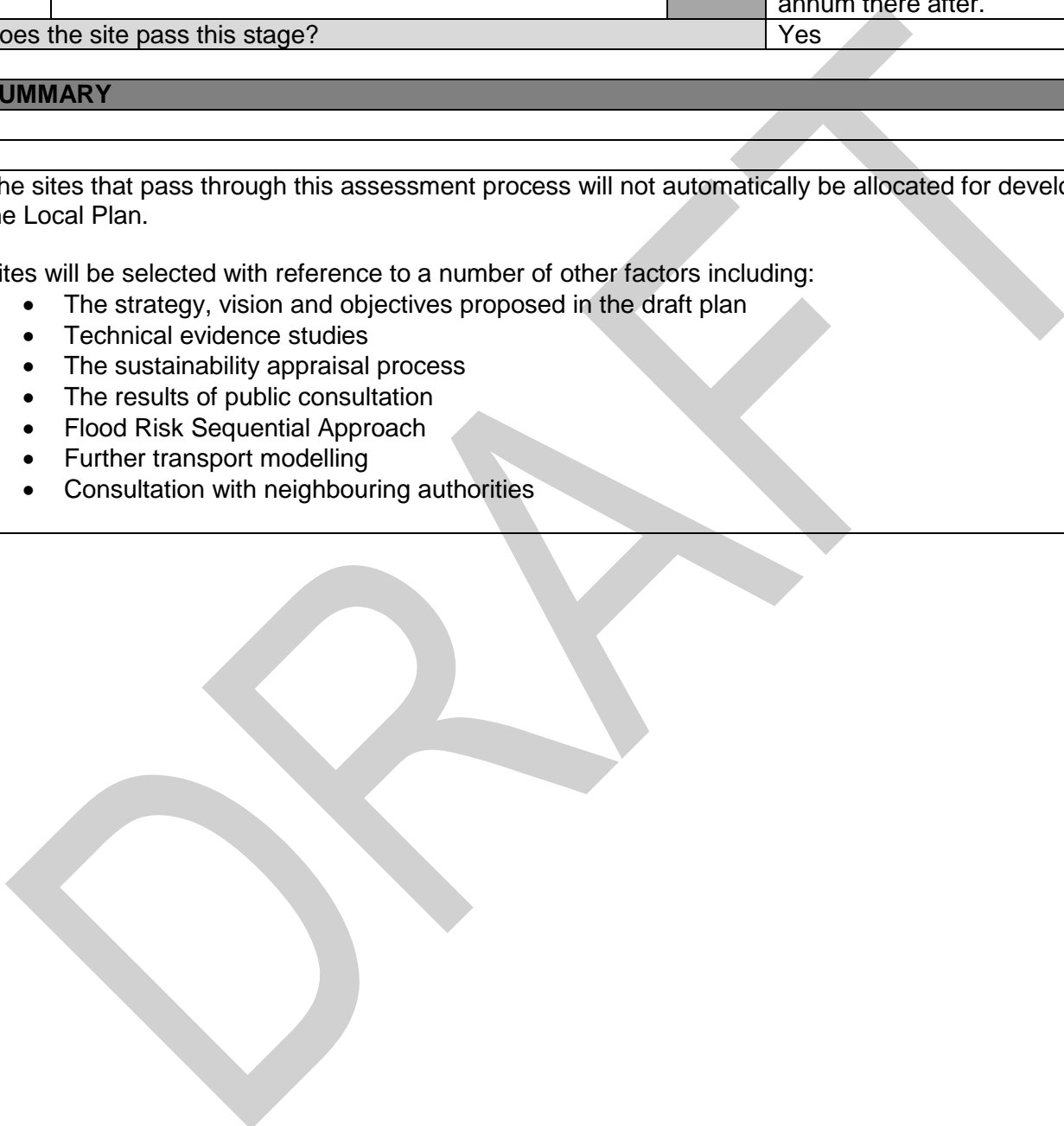
		<p>The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.</p>
Does the site pass this stage?		Yes

**SUMMARY**

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

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

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



## Site Assessment Framework for HOUSING<sup>85</sup>

Site details	
Reference Number	<b>NLP394</b>
Site Name	Land west of Mill Road, Cranfield
Site Address	Land west of Mill Road, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: unknown Submitted Whole Site Area: 10.04ha Measured GIS Area: 9.44ha
Proposed Use	Residential
Any other information	Adjacent to ALP238, ALP253 and NLP198

### 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:  Unknown  Number of proposed dwellings as per CBC methodology:  170 dwellings
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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	
<b>3</b>	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)

<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 designations on site.
<b>5</b>	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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

<sup>85</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>86</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	Whilst the site may not appear to be well related to the settlement, lying some distance from the settlement envelope; the parcel of land between the site and the settlement envelope has planning permission for 250 homes (14/05007). Site NLP394 is strongly related to the parcel with planning permission and would be well related to Cranfield once the parcel with permission has been built out.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does the site continue to next stage?			Yes

#### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>87</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>88</sup> ?	A	The submission does not identify any critical infrastructure requirements.
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	The site is 100% Greenfield, the submission states that no demolition or relocation would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted by a land promoter. It is not clear whether the site has been

<sup>86</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>87</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>88</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.

			submitted on behalf of one or all of the landowners, but details of all landowners are provided. The submission states that all landowners are 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	The form states that there are no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.
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	
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.	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.*	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	No	

	through this stage to be considered further at Stage 2. <sup>89</sup>		
Does the site continue to next stage?			Yes

## STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

### STAGE 2 ASSESSMENT

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

#### Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>76% - 100% (G)</li> <li>26 - 75% (A)</li> <li>25% - 0% (Greenfield) (R)</li> </ul>	R	No part of the site is 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	Cranfield is not a parish which has been designated for a Neighbourhood Plan.
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	The submission form states that no consultation has yet taken place.
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	Site is 100% Greenfield.

#### 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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%

#### Physical Constraints

<sup>89</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R	Site adjoins airfield.
<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?	G	No impact identified.
<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> <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>	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

## STAGE 2 ASSESSMENT

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

### Transport and Access to Services

25	<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		
25a	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	Yes.
25b	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>	G	Yes
25c	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	Other catchment school available
25d	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>	G	Yes.
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> <li>• Town Centre/ Supermarket (G)</li> </ul>	G	Supermarket.

	<ul style="list-style-type: none"> <li>• Convenience Store / Post Office / Newsagent (A)</li> <li>• None (R)</li> </ul>		
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>	R	
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	
29	Is the site accessible from the existing road network?	A	Access proposed through recently approved adjoin site, however site also fronts onto Bliss Avenue.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	Significant level of development in Cranfield. A new lower school site was provided within the Land rear of Central Garage development and this could potentially accommodate a further form of entry, equivalent to around 500 – 700 additional dwellings. The middle school is already at capacity. Pupils historically travel to Wootton Upper School in Beds Borough from year 9 onwards. Financial contributions would be required and potential new lower and middle school sites.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of



			any upgrades required.
<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	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Football Club / Aircraft Noise
<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	Not suitable for development in landscape terms– would reduce scale of clay plateau to detriment of landscape character.
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?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No heritage comment.
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	Arable land, need to maintain, buffer and enhance hedgerow corridors. Potential impact on farmland species
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?	G	No aspirations identified in parish GI plan. Site within Marston Vale – 30% tree cover would be required. 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)		None
Does the site continue to next stage?			No

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

**The site is not worthy of further assessment. The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has had submitted it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations. Built development on this site would reduce the scale of the clay plateau to the detriment of the landscape character and there would be a potential impact on farmland species. An Ordinary Watercourse has been identified and therefore further modelling would be required to understand flood risk. There have also been significant**

concerns raised by education in relation to the development of small sites in Cranfield. There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure. The site also has multi-period archaeological potential, though this does not preclude allocation. In summary the site's proximity to the airfield and landscape value make it inappropriate to consider the site any further within this process.

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## Site Assessment Framework for HOUSING<sup>90</sup>

Site details	
Reference Number	NLP417
Site Name	Stilliers Farm, Moulsoe Road, Cranfield
Site Address	Stilliers Farm, Moulsoe Road, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 2ha Submitted Whole Site Area: 2ha Measured GIS Area: 2.07ha
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>	No	Number of proposed dwellings as per proforma:  40-50 dwellings  Number of proposed dwellings as per CBC methodology:  36 dwellings
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

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

<sup>90</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>91</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 lies to the south of Cranfield and is not well related to the existing settlement. It lies some distance from Cranfield and is separated by the Airfield.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does the site continue to next stage?			No

<sup>91</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>92</sup>

Site details	
Reference Number	NLP486
Site Name	Land at Cranfield Airport
Site Address	Cranfield Airport, Cranfield
Settlement	Cranfield
Size	Submitted Developable Area: 27.9ha Submitted Whole Site Area: 27.9ha Measured GIS Area: 27.9ha
Proposed Use	Residential and supporting commercial/community facilities.
Any other information	The site adjoins Cranfield Airfield.

### 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:  700 dwellings  Number of proposed dwellings as per CBC methodology:  502 dwellings
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#### Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

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

<sup>92</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>93</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?	G	The site is well related to the existing settlement, bordering the settlement envelope. There do not appear to be any major constraints which would separate the site from the existing settlement, but consideration would need to be given to integrate the site with the remaining Airfield.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does the site continue to next stage?			Yes

#### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>94</sup>.

#### Critical Infrastructure

8	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>95</sup> ?	G	The submission form states that a new access road would be required. The new road has been ticked as something development of the site could support.
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	The site is currently part of Cranfield Airfield. However no demolition or relocation of uses would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of the sole landowner and states the intention to develop.
11	Are there any legal or ownership problems that could	G	The submission states that there

<sup>93</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>94</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>95</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.

	delay or prevent development? If Yes, then can these be issues be realistically overcome?		are no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.
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	
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.	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.*	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>96</sup>	No	
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

<sup>96</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.



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

#### Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> <li>• 76% - 100% (G)</li> <li>• 26 - 75% (A)</li> <li>• 25% - 0% (Greenfield) (R)</li> </ul>	G	The site is a redundant part of an Airfield, which can be considered to be Previously Developed Land.
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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	Cranfield has not been designated for a Neighbourhood Plan.
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.	Yes	The submission states that community consultation has taken place but provides no further details.
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, whilst some of the airfield would be lost the rest of the airfield and associated employment would remain.

#### 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: 1,818 Number of houses in 2016: 2,101 Percentage growth: 15.57%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> <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: 2,101 Number of outstanding completions in 2016: 346 Percentage growth: 16.47%

#### 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	The site adjoins an Airfield; this could present considerable constraints in terms of mitigation measures.
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#### Relationship to Settlement

23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	No issues identified.
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Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> <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>	G	The majority of the site is classified as non-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

25	<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>		
25a	<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	Yes
25b	<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>	G	Yes
25c	<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	Other catchment school available
25d	<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>	G	Yes.
26	<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>	G	Supermarket.
27	<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 public transport facilities could be provided as</li> </ul>	G	305.44m

	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	
29	Is the site accessible from the existing road network?	G	Site fronts onto High Street.
<b>School Capacity</b>			
30	Do the local schools have capacity at all tiers?	A/R	Cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	Significant level of development in Cranfield. A new lower school site was provided within the Land rear of Central Garage development and this could potentially accommodate a further form of entry, equivalent to around 500 – 700 additional dwellings. The middle school is already at capacity. Pupils historically travel to Wootton Upper School in Beds Borough from year 9 onwards. Financial contributions would be required and potential new lower and middle school sites.
<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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
<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	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
<b>Environmental Health</b>			
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	A	On site: <ul style="list-style-type: none"> <li>• Former landfills</li> <li>• Telephone exchange</li> </ul>

			• Petrol station
35	<b>Adjoining uses</b> Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Noise from Aircraft
<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	Not suitable for development in landscape terms–elevated plateau, key part of clayland landscape despite airfield. Airfield restrictions greatly restrict type of landscape mitigation.
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?	Her: G Arch: A	Site is known to contain archaeological remains but this would not prevent allocation providing appropriate mitigation is undertaken. No heritage comments.
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	Some trees / shrubs, open grassland, potential foraging area for birds & mammals. Significant GI required.
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	Parts of site identified in Parish GI plan for new open land and footpath with access from High Street and Merchant Lane, sports field and green gym. Could be incorporated within development. Site within Marston Vale – 30% tree cover would be required. 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)		None
<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 sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has had submitted it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations. There are potential contamination issues on site from former landfills, a telephone exchange and petrol station, and there would be noise pollution from the airfield. The site forms an elevated plateau and is a key part of the clayland landscape, mitigation opportunities would be greatly restricted by airfield restrictions. The open grassland in its current form is a potential foraging area for birds and mammals. An Ordinary Watercourse has been identified and therefore further modelling would be required to understand flood risk. There have also been significant concerns raised by education in relation to the development of small sites in Cranfield. There has also been a great deal of unplanned and planned development approved in**

**Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure. The site also contains archaeological remains, though this does not preclude allocation. In summary the site's proximity to the airfield and landscape value make it inappropriate to consider the site any further within this process.**

DRAFT



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