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Site Assessment Forms Dunstable

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Site Assessment Framework for HOUSING¹

Site details		
Reference Number	ALP468	
Site Name	Allotments at West St., Dunstable	
Site Address	West St. Dunstable, Beds	
Settlement		
Size	Submitted Developable Area: Approx. 3ha	
	Submitted Whole Site Area: Approx 3ha	
	Measured GIS Area: 2.98ha	
Proposed Use	Residential, Part allotments, community facility	
Any other	Site is on allotment land, same site as ALP193	
information		

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	E 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or confl	lict with national policy designations
	sional Site Capacity		iet with hational policy designations.
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 50+ Number of proposed dwellings as per CBC methodology: 54
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial 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	
Natio	nally significant designations (All sites which reach S		e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site however the site is immediately adjacent to a registered park and garden and requires access to the site through this.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		Yes

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

STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ² . Relationship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site exists adjacent to West Road however access to this road would require access through a registered park and garden. The site itself is a logical extension to the settlement without major constraint
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does	the site continue to next stage?		Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. **Critical Infrastructure** Can the site meet the critical infrastructure N/A 8 G requirements that will enable delivery⁴? Yes

Does the site continue to next stage?

STAGE 1D ASSESSMENT

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

Avail	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	A	Allotments and vacant lots	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	Submission is sent in by a part owner, potential issues.	
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	Not sure as of yet as still trying to find all owners	

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

age.

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

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

Does the			
	site continue to next stage?		Yes
This sectionscreeningCircumstanassessmenPlan.Greenbelt13Is to	E ASSESSMENT on records the findings of the Strategic Green Belt F of sites to determine whether they <u>may</u> be capable inces. Any site in the Green Belt that is determined ent would still have to demonstrate Exceptional Circu t he site located within the Green Belt? Inswer to question 13 is yes, then does the site lie	of demo as suitab	nstrating Exceptional le based on the high level SHLAA
with in t Stu cor 2.	hin one of the parcels which have been identified he Central Bedfordshire and Luton Green Belt idy as making only a relatively weak, weak, or no ntribution? If yes, site progresses through to Stage		
ma ma circ Site and pro sui	 es the site have all of the following merits that y outweigh the harm to the Green Belt and which y contribute to identification of exceptional cumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) es in Green Belt other than those covered by 14 d 15b that cannot meet these criteria, will not ogress any further in this assessment of tability.* 	No	N/A
15b Site as or o to I crit	es which have support from the local community demonstrated through an allocation in an adopted draft Neighbourhood Plan (that has been subject Regulation 14 consultation) that do not meet the eria in question 15a will automatically progress ough this stage to be considered further at Stage	No	Site is not supported by a Neighbourhood Plan
Does the	site continue to next stage?		Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

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

16	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R)	R	100% Allotments, this is not PDL
Comr	nunity		
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	N/A	Not allocated for a neighbourhood plan
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation taken place
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	Yes	The site would have an impact on the sustainability of the settlement as it would result in the loss of open space used by the community for allotment use, although the submission proposes the addition of allotments there will still be a significant loss of space for the community to use.
Cumu	ulative Impact		
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).	A	No. Houses 2006: 15,013 No. Houses 2016: 16,293 % Growth: 8.53%
21	 What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). 	G	No. Houses 2016: 16,293 Outstanding Permissions: 656 % Growth: 4.03%
	cal Constraints	1	
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 site is immediately adjacent to a registered park and garden and this may affect accessibility to the site.
	ionship to Settlement		
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural	R	The site would have a negative impact on the character of the area, resulting in the loss of open, green space in an area where this is

	form?		limited. Furthermore the allotment can act as a social space. This affects the historic character of area.
Agric	cultural Land Quality		
24	Would the development impact on high quality agricultural land?	G	100% Urban
	 50% or more in non-agricultural land (G) 		
	 50% of more in Grade 3b, 4 or 5 (A) 		
	 50% or more in Grade 1, 2 or 3a (R) 		

STAC	GE 2 ASSESSMENT				
	stage further assesses the site's suitability using comme				
	y question does not mean that the site will be automatically excluded at this stage as the ratings across				
	e 2B will be looked at as a whole using planning balance).			
-	sport and Access to Services				
25	Facilities and services				
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the		
	Council's Settlement Hierarchy Audit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Settlement contains three		
	• Yes, in the settlement (G)		primary/lower schools		
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	Not in the settlement or an adjoining				
	settlement (R)				
25b	Does the settlement have a Middle school (if	G	Settlement contains two middle		
	applicable)?		school		
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	Other catchment school available (A)	0			
25c	Does the settlement have a Secondary/ Upper	G	Settlement contains one secondary		
	school?		school, adjacent settlement of		
	• Yes, in the settlement (G)		Luton has secondary schools also.		
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) Other established overlichtle (A) 				
25d	Other catchment school available (A)	<u> </u>	Cattlement has more than one CDs		
250	Does the settlement have a GPs surgery or medical centre?	G	Settlement has more than one GPs		
	Yes, in the settlement (G)		surgery.		
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining settlement (R) 				
26	What retail provision does the settlement offer?	G	Dunstable has a town centre and		
	Town Centre/ Supermarket (G)		supermarkets		
	Convenience Store / Post Office / Newsagent				
	(A)				
	• None (R)				
27	Distance to bus stops with a frequent service (at	G	Site is 360 metres from the nearest		
	least hourly at peak times):		bus stop		
	Less than 400m (G)		· · · · · · · · · · · · · · · · · · ·		
L		1			

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	• 400m-800m (A)		
	 Over 800m (R) 		
	 OR submission form stated that improved 		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	Site is over 1,200m away from a
	 Less than 800m (G) 		train station
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	А	Has access onto the B489 but this
			is directly adjacent to a registered
			park and garden
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Expansions are already planned
50			within the Houghton Regis and
			Dunstable area
31	If not, has a commitment been made to address	A	Financial contributions would be
51	this?		requested
Wata	r Utilities (Gas, Electricity and Broadband Infrastruc	turo will	
32	Is there the capacity to provide all required	A	be assessed at a later stage) Water utilities companies have a
32	infrastructure for waste water and potable water?	~	statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	 No assessment required (G) 		unlikely to be required
	 Consider Further Assessment (A) 		
	 Further Assessment Required (R) 		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting Comments
	Are there any contamination constraints on site and		-
	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting Comments
	Would any adjoining uses have the potential to		C C
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints	I	
36	Landscape character	G	Site interface with cemetery must
	What would the impacts of development be on the		provide effective and appropriate
	landscape character or setting of the area or any		landscape buffer, in keeping with

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37Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement ofA – A H - GArchaeology: Site is known to ha produced archaeological artefac and has potential. This would no prevent allocation providing	ts
these assets? Heritage: Ok, no further comment	nt
 38 Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? A Layout gives little consideration maintenance of existing ecologic corridors. Need to retain feature public realm and buffer cemeters 	cal s in
 39 Open space/leisure and Gl assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure? R Currently allotments? Would nee to justify loss, and replace with equal or in appropriate location. Adjacent to cemetery, design wo need to relate. ROW to south of site. 	ed ould
Minerals and Waste	
40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? G No Issues	
Planning History	
41 What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)	
Does the site continue to next stage? Yes	

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is used as allotments. Although the loss of allotments would require justification a large portion of the allotments are unused or are privately owned.

Any new development would need to provide buffering with the adjacent cemetery and designated heritage assets and required to retain features of ecological value which are essential within the urban area. The site is considered to be worthy of further consideration.

STAGE 3 : ACHIEVABILITY

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

Viabil	Viability			
43	 Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual 	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	

	land value close to benchmark land value	benchmark land values and as			
	 Very Low (R) Likely residual value well below 	such the report indicates that such			
	benchmark land value	development would likely be viable			
Achie	chievability				
44	Are there any market factors which would affect deliverability?	The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from 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 viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. 0-5 years			
	 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 				
46	What is the indicative build out time of the site?	Year 1 – 30% Year 2 – 35% Year 3 – 35% The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb			

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	has perm woul com site a	indicates that after the site received detailed planning hission a single housebuilder d likely take one year to first pletion and would build out the at a rate of 40 dwellings per im there after.
Does the site pass this stage?		

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 HOUSING⁶

Site details	
Reference Number	NLP025
Site Name	Meadway Allotments (Part of)
Site Address	Quarry Walk off Spoondell for Access to Land, Main access to allotments is on Meadway.
Settlement	Dunstable
Size	Submitted Developable Area: 0.262ha Submitted Whole Site Area: 2ha (whole allotment site) Measured GIS Area: 0.27ha
Proposed Use	Residential
Any other information	Does not propose enough housing according to CBC methodology

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT				
This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	Yes	Number of proposed dwellings as per proforma: 10+ Number of proposed dwellings as per CBC methodology: 6		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ential 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			
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB		
Does	Does the site continue to next stage? No				

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

Site Assessment Framework for HOUSING⁷

Site details			
Reference Number	NLP038		
Site Name	Land on North Side of Dunstable Road, West of Badgers Gate		
Site Address	Land on North Side of Totternhoe Road, Dunstable		
Settlement	Dunstable		
Size	Submitted Developable Area: 4.63ha Submitted Whole Site Area: 4.63ha Measured GIS Area: 4.67ha		
Proposed Use	Residential		
Any other information	Within the same land as NLP432		

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

STAG	STAGE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	Yes	Number of proposed dwellings as per proforma: 140 Number of proposed dwellings as per CBC methodology: 83		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial 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			
Natio	nally significant designations (All sites which reach S	tage 2 b			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB		
Does	the site continue to next stage?	-	Yes		

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

STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ⁸ . Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is located to the north west and lies on the fringe of the settlement of Dunstable; the site has access from Dunstable road and is adjacent to a residential area of Dunstable. The site could been seen as a logical extension as it does not extend away from the settlement and is not isolated but another much larger submission exists on the sites northern boundary.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence	
Does	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 needs⁹.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure requirements that will enable delivery¹⁰?
 G
 None required

 9
 Does the site continue to next stage?
 Yes

STA	STAGE 1D ASSESSMENT					
	stage of the assessment rules out sites that are not avai					
	lopment where there are no legal or ownership problems	s and the	landowner has expressed an			
inten	tion to develop the site.					
Avai	Availability					
9	What is the existing use of the site?	G	100% Greenfield			
	Would the existing use limit the development					
	potential?					
10	Is the land controlled by a developer or land owner	G	Intent on developing the site.			

⁸ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages towns and cities.pdf)

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⁹ 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.
¹⁰ This is an assessment based on the information known at this stars of the stars of the stars of the stars.

¹⁰ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

	Greenbelt				
13	Is the site located within the Green Belt?	Yes	100% within Greenbelt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No			
15a	 Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* 	No	 Dunstable contains a lower school, middle school, community facilities, post office and more than one key health facility. Does not make a strong contribution to Luton HMA Has direct access to the A5 		
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. ¹¹	Yes	Site is not supported by a neighbourhood plan		
Does	the site continue to next stage?		No		
	· · · · · · · · · · · · · · · · · · ·				

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¹¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Site Assessment Framework for HOUSING¹²

Site details	Site details				
Reference Number	NLP046				
Site Name	Unit 1 French's Avenue				
Site Address	Unit 1 French's Avenue, Dunstable, LU6 1BH				
Settlement	Dunstable				
Size	Submitted Developable Area: Not given Submitted Whole Site Area: 1ha Measured GIS Area: 0.13ha				
Proposed Use	Residential				
Any other information					

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

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¹² Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING¹³

Site details	
Reference Number	NLP116
Site Name	Land at Mentmore Crescent
Site Address	Dunstable, Central Bedfordshire, LU6
Settlement	Dunstable
Size	Submitted Developable Area: 4.71ha Submitted Whole Site Area: 4.71ha Measured GIS Area: 4.72
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

STAC	GE 1A ASSESSMENT		
This s	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 94 Number of proposed dwellings as per CBC methodology: 85
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes	100% within AONB
Does	the site continue to next stage?		No

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

Site Assessment Framework for HOUSING¹⁴

Site details	
Reference Number	NLP192
Site Name	Pedrables Land
Site Address	Land at the Corner of Brewers Hill Road and High Street North, Dunstable
Settlement	Dunstable
Size	Submitted Developable Area: 1.2ha Submitted Whole Site Area: 1.2ha Measured GIS Area: 1.19ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

STAG	GE 1A ASSESSMENT		
This s	stage of the assessment rules out sites that are too sma	ll or confl	ict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 60-70 Number of proposed dwellings as per CBC methodology: 29
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		Yes

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¹⁴ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ¹⁵ . Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is situated within the settlement of Dunstable and can be seen as a logical extension.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence	
Does	the site continue to next stage?		Yes	

STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹⁶ .				
Critic	al Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery ¹⁷ ?	G	New vehicular access from Brewer's Hill road into the development site, Requirement to provide an emergency access route through to the Edge development to the north as part of an existing section 106 obligation.	
Does	the site continue to next stage?		Yes	

STAC	STAGE 1D ASSESSMENT				
This s	nis stage of the assessment rules out sites that are not available. A site is considered available for				
devel	opment where there are no legal or ownership problems	s and the	landowner has expressed an		
intent	tion to develop the site.				
Avail	Availability				
9	What is the existing use of the site?	G	Vacant commercial site		
	Would the existing use limit the development				
	potential?				
10	Is the land controlled by a developer or land owner	G	Intent on developing the site		
	who has expressed an intention to develop the site?				
11	Are there any legal or ownership problems that could	G	No issues		

¹⁵ 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)
¹⁶ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

Page.

¹⁰ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

¹⁷ 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. of 61 dwellings (Not yet decided 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 SHLAV assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in 1 Plan. Greenbelt 13 Is the site located within the Green Belt? No Not within Greenbelt 14 If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. No N/A 15a Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? No N/A 9 Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site is in or directy adjacent to a settlement that has a mainine rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not				
the proposed use? If yes, then score as Red because it's not eligible for allocation. of 61 dwellings (Not yet decided 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 SHLAV assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in t Plan. Oreenbelt 13 Is the site located within the Green Belt? No Not within Greenbelt 14 If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. No N/A 15a Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? No N/A 9 Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b		If Yes, then can these be issues be realistically		
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 SHLAV assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan. Greenbelt 13 Is the site located within the Green Belt? No Not within Greenbelt 14 If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt No N/A 15a Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? No N/A • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, willage hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or directly assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not No N/A <td>12</td> <td>the proposed use? If yes, then score as Red</td> <td>A</td> <td>CB/16/05134/FULL – development of 61 dwellings (Not yet decided)</td>	12	the proposed use? If yes, then score as Red	A	CB/16/05134/FULL – development of 61 dwellings (Not yet decided)
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 SHLAV assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan. Greenbelt No Not within Greenbelt 14 If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt No N/A 15a Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? No N/A • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, willage hall, GP surgery, post office, library (use settlement audit) Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not	Does		<u>. </u>	Yes
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 SHLAV assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan. Greenbelt No Not within Greenbelt 14 If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt No N/A 15a Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? No N/A • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, willage hall, GP surgery, post office, library (use settlement audit) Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not				
 13 Is the site located within the Green Belt? No Not within Greenbelt 14 If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. 15a Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not 	This s scree Circur asses Plan.	section records the findings of the Strategic Green Belt Fining of sites to determine whether they <u>may</u> be capable mstances. Any site in the Green Belt that is determined ssment would still have to demonstrate Exceptional Circu	of demo as suitab	nstrating Exceptional le based on the high level SHLAA
 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. Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not 				
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 may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not 	14	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	No	
suitability.*	15a	 may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* 	No	N/A
15b Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.18YesSite is not supported by a Neighbourhood Plan	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	Yes	
Does the site continue to next stage? Yes	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

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¹⁸ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Prev	e 2A will be looked at as a whole using planning balance iously Developed Land		
16	Is the site Previously Developed Land in accordance	G	Site is 100% PDL
	with the NPPF definition?	_	
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	 25% - 0% (Greenfield) (R) 		
Com	munity		
17	Neighbourhood Planning (only applicable in	No	Dunstable not allocated for a
	designated areas)		neighbourhood plan
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	The public was not consulted
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	Yes	Would result in the loss of previous
	Would this proposal impact on the sustainability of		employment land
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	ulative Impact		
20	Considering housing completions over the past 10	А	No. Houses 2006: 15,013
	years, what has been the level of housing growth in		No. Houses 2016: 16,293
	the parish?		% Growth: 8.53%
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	No. Houses 2016: 16,293
	outstanding permissions (as of April 2016) were to		Outstanding Completions: 656
	be completed?		% Growth: 4.03%
	 Less than 5% growth (G) 		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	ical Constraints		
22	Are there any physical constraints or permanent	G	No physical constraints
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	tionship to Settlement		
23	Would development of the site be complementary to	G	The site is complementary to the
	the existing settlement pattern, and would it have an		pattern of the settlement and has
	adverse impact on any historic, unique or distinctive		good access onto a main road. The
	characteristics of the settlement's built or natural		site would not have a negative
	form?	1	impact on the natural or historical

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			form of the area.		
Agric	Agricultural Land Quality				
24	 Would the development impact on high quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	G	100% Urban		

	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme		
any q	uestion does not mean that the site will be automatically	exclude	d at this stage as the ratings across
Stage	2B will be looked at as a whole using planning balance		
Trans	sport and Access to Services		
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Has more than one primary/lower
	• Yes, in the settlement (G)		school
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
25b	Does the settlement have a Middle school (if	G	There is one middle school in
200	applicable)?		Dunstable
	• Yes, in the settlement (G)		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25c		G	Containa an unnar achaol
250	Does the settlement have a Secondary/ Upper	G	Contains an upper school
	school?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
05.1	Other catchment school available (A)	_	
25d	Does the settlement have a GPs surgery or medical	G	Contains more than one GP's
	centre?		surgery
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	Not in the settlement or an adjoining		
	settlement (R)		
26	What retail provision does the settlement offer?	G	Dunstable has its own town centre
	Town Centre/ Supermarket (G)		and a number of super markets
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	G	Site is within 400m of a bus stop
	least hourly at peak times):		
	 Less than 400m (G) 		
	• 400m-800m (A)		
	• Over 800m (R)		
	OR submission form stated that improved		

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		1	T
	public transport facilities could be provided as part of the development (G)		
28	Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Site is over 1,200m away from a train station
29	Is the site accessible from the existing road network?	G	Is immediately adjacent to the A5 and the A5120
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Expansions are already planned within the Houghton Regis and Dunstable area
31	If not, has a commitment been made to address this?	A	Full education contributions
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
33	 What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	R/A/G	Awaiting comments
	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting Comments
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Key node, requires high quality development and integrate existing trees. Need to integrate existing TPO / significant trees within appropriate scale setting and generally enhance landscape.

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			Need to subsurge to site little strengt
			Need to enhance legibility, street-
			scene and sense of place.
37	Heritage/ Archaeology	G	Site is considered to have low
	What would the impacts of development be on any		archaeological potential,
	heritage assets and their setting?		Archaeology Team raised no
	Are there any opportunities for enhancement of		objection to planning application
	these assets?		CB/16/05134/FULL
38	Ecological Assets	R/A/G	Liaison with Ecology Officer
	What would the impacts of development be on any		
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	А	Currently scrubby grassland –
	Are there any potential conflicts with open space,		would need net green infrastructure
	leisure designations or Rights of Way? Is there		benefit, including ecological
	capacity to provide the required levels of open space		enhancement.
	and green infrastructure?		
Mine	rals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plan	ning History		
41	What is the sites planning history? (For example		No planning history
	planning applications and submissions to previous		
	Allocations Plans)		
Gyps	sy and Traveller Provision		
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within the settlement and appears to form a logical site for development. The site does not appear to feature any overriding constraints that would prevent development and as such it is considered that the site is worthy of further consideration.

STAGE 3 : ACHIEVABILITY

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

Viabi	lity		
43	 Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value 	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
Achie	evability		
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within



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

SUMMARY

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

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

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- 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 HOUSING¹⁹

Site details		
Reference Number	NLP193	
Site Name	Land at West Street, Dunstable	
Site Address	Land at West Street, Dunstable	
Settlement	Dunstable	
Size	Submitted Developable Area: Not given Submitted Whole Site Area: 2.65ha Measured GIS Area: 2.98ha	
Proposed Use	Residential	
Any other information	Same as ALP468	

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

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

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

STAG	STAGE 1B ASSESSMENT				
This s	This stage of the assessment rules out sites that are not well related to existing settlements but are of an				
	cient size to be self contained. It also rules out sites wh				
	or villages. For the purposes of this assessment, a sel		U		
	e 1,500 homes or more ²⁰ .	r oontain			
	onship to Settlement				
6	For sites that are not of a sufficient scale to be self-	A	The site exists adjacent to West		
	contained, is the site a logical extension to the		Road however access to this road		
	settlement or are there any major physical		would require access through a		
	constraints(for example A roads, rivers or railways)		registered park and garden.		
	that separate it from the main settlement?		However the site is a logical		
			extension without major constraint		
7	Does the site cause coalescence between an	G	Does not cause coalescence		
-	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.				
			Ť		
Does	the site continue to next stage?		Yes		

STAGE 1C ASSESSMENT

This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ²¹ .		
Critical Infrastructure			
8	Can the site meet the critical infrastructure	A	Not applicable on this sustainable
	requirements that will enable delivery ²² ?		edge of town centre site.
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.

Availa	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	A	Allotments and vacant lots	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing site.	
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No issues	
12	Does the site already have planning permission for	G	No planning apps, although a	

²⁰ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <u>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages_towns_and_cities.pdf</u>)
²¹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

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²¹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

the proposed use? because it's not elig	If yes, then score as Red gible for allocation.		planning application was put in in 2001 for residential development which was refused.
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 considered for allocation in the Plan. Greenbelt Is the site located within the Green Belt? No Not within Greenbelt 13 14 If answer to question 13 is yes, then does the site lie No N/A 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. 15a Does the site have all of the following merits that No N/A may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* 15b Sites which have support from the local community Yes Site is not supported by a as demonstrated through an allocation in an adopted Neighbourhood Plan or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.23 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**

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

4.0		_	
16	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R)	R	100% Allotments, this is not PDL
Comn	nunity		
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	N/A	Not allocated for a neighbourhood plan
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The site would have an impact on the sustainability of the settlement as it would result in the loss of open used by the community for allotment use, although the submission proposes the addition of allotments there will still be a significant loss of space for the community to use.
	llative Impact		
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).	A	No. Houses 2006: 15,013 No. Houses 2016: 16,293 % Growth: 8.53%
21 Physi	 What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). 	G	No. Houses 2016: 16,293 Outstanding Permissions: 656 % Growth: 4.03%
	cal Constraints	-	
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	The site is immediately adjacent to a registered park and garden and this may affect accessibility to the site.
Relati	onship 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	R	The site would have a negative impact on the character of the area, resulting in the loss of open, green space in an area where this is

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	form?		limited. Furthermore the allotment can act as a social space.
Agric	cultural Land Quality		
24	 Would the development impact on high quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	G	100% Urban

STAC	GE 2 ASSESSMENT		
This s	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
any q	uestion does not mean that the site will be automatically	/ exclude	d at this stage as the ratings across
	e 2B will be looked at as a whole using planning balance		0 0
	sport and Access to Services		
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the
	Council's Settlement Hierarchy Audit.		J
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	The settlement contains more than
	• Yes, in the settlement (G)		one primary/lower school
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
25b	Does the settlement have a Middle school (if	G	Contains a middle school
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25c	Does the settlement have a Secondary/ Upper	G	Contains a secondary/upper school
200	school?	Ŭ	
	Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25d	Does the settlement have a GPs surgery or medical	G	Has more than one GP/medical
	centre?	Ŭ	centre, plus Luton and Dunstable
	Yes, in the settlement (G)		Hospital within adjacent Luton
	• Yes, proposed as part of the development (G)		·····
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
26	What retail provision does the settlement offer?	G	Dunstable contains a town centre
	Town Centre/ Supermarket (G)	-	and supermarkets
	Convenience Store / Post Office / Newsagent		
	(A)		
	• None (R)		
27	Distance to bus stops with a frequent service (at	G	Site is within 400m of a bus stop
L 1	least hourly at peak times):		
	Less than 400m (G)		
	 400m-800m (A) 		
	• Over 800m (R)		

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 Less than 800m (G) 800m-1200m (A) Over 1200m (R) Is the site accessible from the existing road network? A Access is via the B489 however this is adjacent to a registered pain and garden School Capacity Do the local schools have capacity at all tiers? A Expansions are already planned within the Houghton Regis and Dunstable area If not, has a commitment been made to address this? A Financial contributions would be requested Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage) Is there the capacity to provide all required infrastructure for waste water and potable water? A Water utilities companies have a statutory duty to supply water an waste water infrastructure to preve development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within the Houghton falling within the Auguston tage of existing water infrastructure out and location of growth falling within the stage 1 Water Cycle Study (April 2017) identifies the current capa of existing water infrastructure. The sequend will be prepared to test the cumulative effect of sites that have been shortlisted for allocation, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) Environmental Health A Contamination constraints on site and will there be any remediation constraints on site and will there be any remediation required? 	29 <u>Scho</u> 30 31 Wate	public transport facilities could be provided as part of the development (G) Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) Is the site accessible from the existing road network? ol Capacity Do the local schools have capacity at all tiers? If not, has a commitment been made to address this? r Utilities (Gas, Electricity and Broadband Infrastruc Is there the capacity to provide all required	A A A ture will	Access is via the B489 however this is adjacent to a registered park and garden Expansions are already planned within the Houghton Regis and Dunstable area Financial contributions would be requested be assessed at a later stage) Water utilities companies have a statutory duty to supply water and
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28 Distance to nearest train station: R Site is over 1,200m away from a train station • Less than 800m (G) • Boom-1200m (R) A 29 Is the site accessible from the existing road network? A Access is via the B489 however this is adjacent to a registered parand garden 30 Do the local schools have capacity at all tiers? A Expansions are already planned within the Houghton Regis and Dunstable area 31 If not, has a commitment been made to address this? A Financial contributions would be requested 32 Is there the capacity to provide all required infrastructure will be assessed at a later stage) A 32 Is there the capacity to provide all required infrastructure for waste water and potable water? A 33 Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage) A 34 Is there the capacity to provide all required infrastructure for waste water and potable water? A 34 Is the eact the cumulative development. Any infrastructure upgrades required wailable capacity does on prevulative development. Any infrastructure upgrades required will be eact acthement area. Whilst the Stage 1 Water Cycle Study (Apri 2017) identifies the current capa of existing water infrastructure capa of existing water und study (Apri 2017) identifies the current capa of existing water und study (Apri 2017) identifies the	29 <u>Scho</u> 30 31 Wate	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) Is the site accessible from the existing road network? ol Capacity Do the local schools have capacity at all tiers? If not, has a commitment been made to address this? r Utilities (Gas, Electricity and Broadband Infrastruc Is there the capacity to provide all required	A A A ture will	train station Access is via the B489 however this is adjacent to a registered park and garden Expansions are already planned within the Houghton Regis and Dunstable area Financial contributions would be requested be assessed at a later stage) Water utilities companies have a statutory duty to supply water and
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Would any adjoining uses have the potential to	25			Awaiting Comments
	30		K/A/G	Awaiting Comments
Leause conflict with the proposed use? (for example:				
		cause conflict with the proposed use? (for example;		
noise and smell)		noise and smell)		
Environmental Constraints	Envir	onmental Constraints		
			G	Site interface with cemetery must
		•	Ĭ	provide effective and appropriate
				landscape buffer, in keeping with
		designated landscapes? Would there be any direct		reflective setting to cemetery and

 ${}^{\rm Page}32$

	or indirect harm to the Area of Outstanding Natural		tranguility. Access from West St		
	Beauty or the Nature Improvement Area?		must be sympathetic to character		
			of street in terms of scale, design		
			and materials.		
37	Heritage/ Archaeology	A - A	Archaeology - Site is known to		
	What would the impacts of development be on any	H - G	have produced archaeological		
	heritage assets and their setting?		artefact and has potential.		
	Are there any opportunities for enhancement of		Thus would not prevent allocation		
	these assets?		providing appropriate mitigation is		
			undertaken		
			Heritage – Ok, no further comment		
38	Ecological Assets	А	Layout gives little consideration to		
	What would the impacts of development be on any		maintenance of existing ecological		
	biological, geological or ecological assets and are		corridors. Need to retain features in		
	there any opportunities for their enhancement?		public realm and buffer cemetery.		
39	Open space/leisure and GI assets	R	Currently allotments? Would need		
	Are there any potential conflicts with open space,		to justify loss, and replace with		
	leisure designations or Rights of Way? Is there		equal or in appropriate location.		
	capacity to provide the required levels of open space		Adjacent to cemetery, design would		
	and green infrastructure?		need to relate. ROW to south of the		
	5		site, would need to link and		
			enhance		
Mine	Minerals and Waste				
40	What would the impacts of development be on	G	No issues		
	safeguarded minerals and waste sites, including				
	mineral safeguarding sites?				
Planning History					
41	What is the sites planning history? (For example		No planning history		
	planning applications and submissions to previous				
	Allocations Plans)				

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is used as allotments. Although the loss of allotments would require justification a large portion of the allotments are unused or are privately owned.

Any new development would need to provide buffering with the adjacent cemetery and designated heritage assets and required to retain features of ecological value which are essential within the urban area. The site is considered to be worthy of further consideration.

STAGE 3 : ACHIEVABILITY

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

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

Viabil	Viability				
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value		
	 High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual 		of development in this value area and at this scale would exceed both the upper and lower		

	land value close to benchmark land value	banchmark land values and as
		benchmark land values and as such the report indicates that such
	 Very Low (R) Likely residual value well below benchmark land value 	development would likely be viable
Achie		
Achie 44	vability Are there any market factors which would affect deliverability?	No market factors that could affect the siteThe 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
		This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	 When can the scheme realistically commence delivery? 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 	0-5 years
46	What is the indicative build out time of the site?	Year 1 – 40 Year 2 – 14

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	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.
Does the site pass this stage?	Yes

SUMMARY

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

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

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

Site Assessment Framework for HOUSING²⁴

Site details	
Reference Number	NLP275
Site Name	Land off Whipsnade Road, Dunstable
Site Address	1-2 White Rock Cottages, Whipsnade Road, Dunstable, LU6 2NB
Settlement	
Size	Submitted Developable Area: 0.8ha Submitted Whole Site Area: 0.8ha Measured GIS Area: 0.83ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

OTAC						
	STAGE 1A ASSESSMENT					
This stage of the assessment rules out sites that are too small or conflict with national policy designations.						
Provi	sional Site Capacity					
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 22 Number of proposed dwellings as per CBC methodology: 19			
Flood	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)					
2	Is more than 50% of the site located in Flood Zone 2 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 however it is immediately adjacent to a significant SSSI			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site is immediately adjacent to the AONB			
Does	the site continue to next stage?	- 	Yes			

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

STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ²⁵ . Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site lies to the south west of Dunstable adjacent to the B4541 and just outside the AONB and a SSSI. The site is not a logical extension as a golf course is situated to the south and a small area of backland separates the site from the main settlement of Dunstable.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.	
Does	the site continue to next stage?		No	

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²⁵ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages towns and cities.pdf)

Site Assessment Framework for HOUSING²⁶

Site details			
Reference Number NLP341			
Site Name	Phoenix Park/former Dukeminster Trading Estate		
Site Address	Church Street		
Settlement Dunstable			
Size	Submitted Developable Area: 4.4ha		
	Submitted Whole Site Area: 5.1ha		
	Measured GIS Area: 5ha		
Proposed Use	Residential		
Any other Site already has a planning application for small scale development			
nformation (CB/15/03052/RM), this was granted.			

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

STAG	STAGE 1A ASSESSMENT				
This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Provisional Site Capacity					
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 330 Number of proposed dwellings as per CBC methodology: 79		
Flood	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No			
3	Is more than 50% of the site at risk from surface water flooding?	No			
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)					
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB		
Does	the site continue to next stage?		Yes		

 $^{{}^{\}rm Page}38$

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

STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁷. **Relationship to Settlement** 6 For sites that are not of a sufficient scale to be self-G As the site lies within the contained, is the site a logical extension to the settlement of Dunstable it can be settlement or are there any major physical seen as a logical extension without constraints(for example A roads, rivers or railways) any major physical constraints that separate it from the main settlement? 7 Does the site cause coalescence between an G Does not cause coalescence 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. 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 needs²⁸. Critical Infrastructure

	Can the site meet the critical infrastructure requirements that will enable delivery ²⁹ ?		G	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.

Avail	Availability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site was previously an industrial estate		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No issues		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	R	The site received outline consent for 170 dwellings in 2013		

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

²⁸ 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.
²⁹ This is an appendent based on the informative based on the

²⁹ 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.	(CB/13/01368/OUT) and then received reserved matters consent for 170 dwellings in 2015 (CB/15/03052/RM) therefore the site cannot be allocated.
Does the site continue to next stage?	No

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Site Assessment Framework for HOUSING³⁰

Site details				
Reference Number	NLP498			
Site Name	Dunstable Health Centre			
Site Address	Dunstable Health Centre, Priory Gardens, Dunstable			
Settlement	LU6 3SU			
Size	Submitted Developable Area: 0.23ha Submitted Whole Site Area: 0.23ha Measured GIS Area: 0.22ha			
Proposed Use	Residential			
Any other information				

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	STAGE 1A ASSESSMENT						
This stage of the assessment rules out sites that are too small or conflict with national policy designations.							
Provisional Site Capacity							
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	Yes	Number of proposed dwellings as per proforma: 15 Number of proposed dwellings as per CBC methodology: 7				
Flood	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)						
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No					
3	Is more than 50% of the site at risk from surface water flooding?	No					
Natio	Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)						
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	Ňo	No designations on site however the site is immediately adjacent to a registered park and garden and is within the conservation area of Dunstable.				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB				
Does	Does the site continue to next stage?		No				

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

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