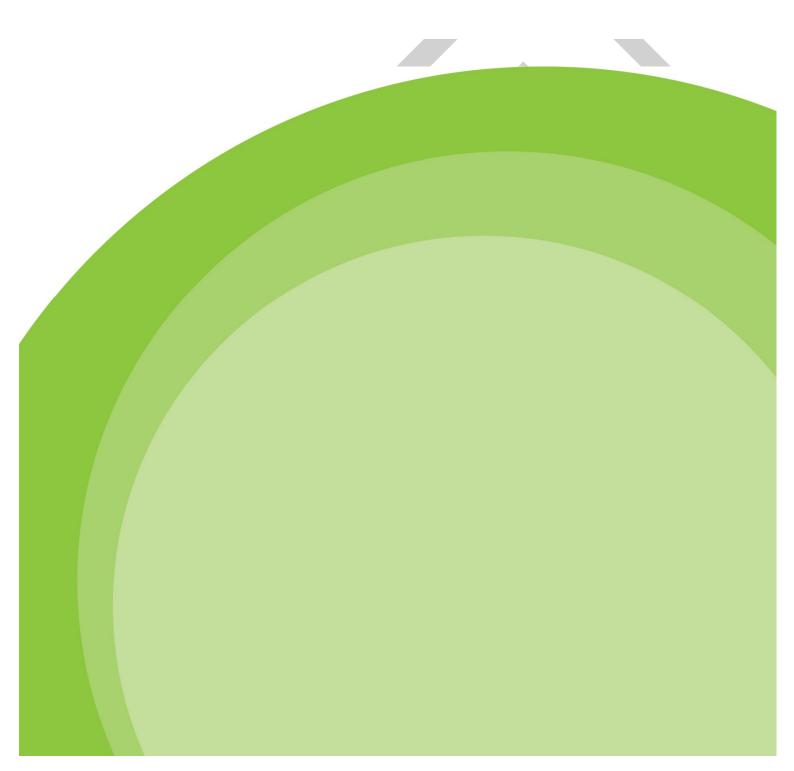
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# Flitton and Greenfield



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

Site details	
Reference Number	ALP043
Site Name	Flitton Bury
Site Address	11 Brook Lane, Flitton
Settlement	Flitton and Greenfield
Size	Submitted Developable Area: 0.89ha
	Submitted Whole Site Area: 1.30ha
	Measured GIS Area: 0.66 ha
Proposed Use	Residential
Any other	
information	

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

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

STAC	SE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or confl	ict with national policy designations
1	sional Site Capacity		ict with hational policy designations.
		No	Number of proposed duallings of
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as
	dwellings?		per proforma:
	Work out the number of new homes from site size		
	using density of 30dph and exclude up to 40 %		
	depending on site size of land for infrastructure and		15 to 20 dwellings
	services, take into account topography or significant		
	areas of undevelopable land.		
	Site Size Gross to net ratio standards		Number of proposed dwellings as
	Up to 0.4 hectare 100%		per CBC methodology:
	• 0.4 to 2 hectares 80%		
	<ul> <li>2 hectares or above 60%</li> </ul>		16 dwellings
	Note: for this calculation use the submitted		
	Developable Area, or the area measured in GIS if		
	this is smaller.		
Flood	Risk (All sites which reach Stage 2 will be subject to 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	No	
	water flooding?		
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	No	None
	significant designations? These are: Sites of Special		
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within the Area	No	None
	of Outstanding Natural Beauty?		
Does	the site continue to next stage?		Yes
	<del>_</del>		

### **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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>2</sup>.

	,		
Relati	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	A very small part of the site is in the settlement envelope but the majority is just outside it. The site lies behind existing development in a way which is not very well related to the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does	the site continue to next stage?		Yes

#### **STAGE 1C ASSESSMENT**

This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> .		
Critic	cal Infrastructure		
8	Can the site meet the critical infrastructure	A	This information was not asked for
	requirements that will enable delivery <sup>4</sup> ?		in Call for Sites 2014
Does	the site continue to next stage?		Yes

#### **STAGE 1D ASSESSMENT**

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

Availa	Availability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Orchard and Garden
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole land owner
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No
Does	the site continue to next stage?		Yes

<sup>&</sup>lt;sup>2</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )

age.

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

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

STAG	E 1E ASSESSMENT			
This s	This section records the findings of the Strategic Green Belt Review and also provides a preliminary			
screer	screening of sites to determine whether they may be capable of demonstrating Exceptional			
	nstances. Any site in the Green Belt that is determined			
	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the	
Plan.				
Greer				
13	Is the site located within the Green Belt?	No	Details on coverage	
14	If answer to question 13 is yes, then does the site lie	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	N/A		
	may outweigh the harm to the Green Belt and which			
	may contribute to identification of exceptional			
	circumstances?			
	<ul> <li>Adjoining settlement has at least 3 of the</li> </ul>			
	following key local services - convenience			
	shop, lower school, middle school, upper			
	school, village hall, GP surgery, post office,			
	library (use settlement audit)			
	<ul> <li>Site makes a strong contribution to housing</li> </ul>			
	need (100 plus homes) within the Luton HMA			
	<ul> <li>Site is in or directly adjacent to a settlement</li> </ul>			
	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	N/A		
	as demonstrated through an allocation in an adopted			
	or draft Neighbourhood Plan (that has been subject			
	to Regulation 14 consultation) that do not meet the			
	criteria in question 15a will automatically progress			
	through this stage to be considered further at Stage			
	2.5			
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.

Previ	ously Developed Land		
16	Is the site Previously Developed Land in accordance	R	Orchard and garden
	with the NPPF definition?		, , , , , , , , , , , , , , , , , , ,
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		

<sup>&</sup>lt;sup>5</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
	designated areas)		5
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	N/A	Not asked in Call for Sites 2014
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Site is an orchard and garden
13	Would this proposal impact on the sustainability of		Site is an orchard and garden
	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	A	Number of houses in 2006: 529
	years, what has been the level of housing growth in		Number of houses in 2016: 562
	the parish?		Percentage growth: 6.24%
	<ul> <li>Less than 5% growth (G)</li> </ul>		
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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	Number of houses in 2016: 562
21	outstanding permissions (as of April 2016) were to		
			Number of outstanding completions in 2016: 7
	be completed?		
	Less than 5% growth (G)		Percentage growth: 1.25%
	<ul> <li>5% to 20% growth (A)</li> </ul>		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	None
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement	I	1
23	Would development of the site be complementary to	R	Development of this site would
	the existing settlement pattern, and would it have an		constitute a poorly related back-
	adverse impact on any historic, unique or distinctive		land extension to the settlement.
	characteristics of the settlement's built or natural		Whilst the existing settlement is
	form?		
			currently linear in nature this would
			change the traditional shape of the
			settlement. Part of the site lies
			within the Conservation Area.
	ultural Land Quality	Δ	The site is in Oracle 2 April 1994
Agric 24	Would the development impact on high quality	A	The site is in Grade 3 Agricultural
	Would the development impact on high quality agricultural land?	A	Land. The most recent data from
	Would the development impact on high quality	A	

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<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>	Therefore site must be rated
	Amber.

STAC	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
	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 si	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		gg
	· · · · · · · · · · · · · · · · · · ·		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes
	• 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)		
25b	Does the settlement have a Middle school (if	А	Flitwick has a middle school
	applicable)?		
	Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	A	Flitwick has an upper school.
	school?		
	Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	А	Flitwick has a GP surgery
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
26	What retail provision does the settlement offer?	R	None
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	R	
	least hourly at peak times):		
	<ul> <li>Less than 400m (G)</li> </ul>		
	• 400m-800m (A)		
	<ul> <li>Over 800m (R)</li> </ul>		
	<ul> <li>OR submission form stated that improved</li> </ul>		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	
	<ul> <li>Less than 800m (G)</li> </ul>		
	• 800m-1200m (A)		

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	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	R	Site lies set back from the main road and there is no existing road access to the site from the main road.
	ool Capacity		
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue – additional land may be required to enable an expansion. Middle and upper school places could be managed through a financial contribution.
31	If not, has a commitment been made to address this?	A	Nothing in submission
	er Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
	nage and Flooding (All sites subject to Sequential Te	est)	1
33 Envir	<ul> <li>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</li> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	A	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
24	Contamination	D/A/C	Awaiting comments
34	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)	G	No immediate identifiable issues
_	ronmental Constraints		
		_	
Envir 36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Site forms immediate landscape setting to Conservation Area and within highly sensitive Flit Valley / Flitwick Moor. Includes protected orchard.

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38Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?RNIA Contains traditional orchard HPI and semi-natural habitat, ponds, ditch, hedgerow. Can't demonstrate net gain39Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is thereARoW running across site, extens hedgerow / treed areas around a through site, would need to be	
<ul> <li>38 Ecological Assets         What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?         R NIA Contains traditional orchard HPI and semi-natural habitat, ponds, ditch, hedgerow. Can't demonstrate net gain         39 Open space/leisure and GI assets         Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there         A Reverse and Rever</li></ul>	
Are there any potential conflicts with open space, leisure designations or Rights of Way? Is therehedgerow / treed areas around a through site, would need to be	
capacity to provide the required levels of open space and green infrastructure?	nd
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? No	

### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

The site is not suitable for development. In landscape terms it forms the immediate landscape setting to the conservation area and is within the highly sensitive area of the Flit Valley, including Flitwick Moor. Ecologically the site contains a traditional orchard Habitat of Principle Importance and semi-natural habitat including ponds, ditch and hedgerow, net gain cannot be demonstrated here. Development of the site is not appropriate in heritage terms due to the impact on the Listed Buildings and Conservation Area. In addition the site sits back from the main road and maintains a poor relationship with the settlement whilst a ROW corridor runs across the site.

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

Site details	
Reference Number	ALP131
Site Name	Land off Flitton Road
Site Address	Land off Flitton Road, Greenfield
Settlement	Flitton and Greenfield
Size	Submitted Developable Area: 0.578 ha Submitted Whole Site Area: 0.578 ha Measured GIS Area: 0.577 ha
Proposed Use	Residential
Any other information	

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

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

STAC				
	STAGE 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	No	Number of proposed dwellings as	
	dwellings?		per proforma:	
	Work out the number of new homes from site size			
	using density of 30dph and exclude up to 40 %		22 dwellings	
	depending on site size of land for infrastructure and			
	services, take into account topography or significant			
	areas of undevelopable land.			
	Site Size Gross to net ratio standards		Number of proposed dwellings as	
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>		per CBC methodology:	
	• 0.4 to 2 hectares 80%			
	<ul> <li>2 hectares or above 60%</li> </ul>		14 dwellings	
	Note: for this calculation use the submitted			
	Developable Area, or the area measured in GIS if			
	this is smaller.			
Flood	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2	No		
	or 3?			
3	Is more than 50% of the site at risk from surface	No		
	water flooding?			
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	No	None	
	significant designations? These are: Sites of Special			
	Scientific Interest, National Nature Reserves,			
	Scheduled Monuments, Registered Parks and			
	Gardens.			
5	Is more than 50% of the site located within the Area	No	None	
	of Outstanding Natural Beauty?			
Does	the site continue to next stage?		Yes	

### **STAGE 1B ASSESSMENT**

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>7</sup>.

Relat	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is well related to the existing settlement of Greenfield and borders the settlement envelope on three sides.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.		
Does	the site continue to next stage?		Yes		

STAC	STAGE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>8</sup> .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure	А	This information was not asked for	
	requirements that will enable delivery <sup>9</sup> ?		in Call for Sites 2014	
Does	Does the site continue to next stage? Yes			

#### **STAGE 1D ASSESSMENT**

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

Availa	Availability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Submitted by option owner not land owner, but land owner details provided and landowners intent to develop.		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	None		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	CB/16/03254/OUT and 15/03927/OUT refused		
Does	the site continue to next stage?		Yes		

<sup>&</sup>lt;sup>7</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )

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

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

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			
	istances. Any site in the Green Belt that is determined			
	sment would still have to demonstrate Exceptional Circu			
Plan.	sment would still have to demonstrate Exceptional Circl	unstance		
Green	halt			
		No		
	Is the site located within the Green Belt?	No		
	If answer to question 13 is yes, then does the site lie	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.			
	Does the site have all of the following merits that	N/A		
	may outweigh the harm to the Green Belt and which			
	may contribute to identification of exceptional			
	circumstances?			
	<ul> <li>Adjoining settlement has at least 3 of the</li> </ul>			
	following key local services - convenience			
	shop, lower school, middle school, upper			
	school, village hall, GP surgery, post office,			
	library (use settlement audit)			
	<ul> <li>Site makes a strong contribution to housing</li> </ul>			
	need (100 plus homes) within the Luton HMA			
	<ul> <li>Site is in or directly adjacent to a settlement</li> </ul>			
	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.*	N/A		
	Sites which have support from the local community	N/A		
	as demonstrated through an allocation in an adopted			
	or draft Neighbourhood Plan (that has been subject			
	to Regulation 14 consultation) that do not meet the			
	criteria in question 15a will automatically progress			
	through this stage to be considered further at Stage			
	2. <sup>10</sup>			
Does t	he 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.

Previ	Previously Developed Land				
16	Is the site Previously Developed Land in accordance	R	Agricultural field with a couple of		
	with the NPPF definition?		outbuildings		
	• 76% - 100% (G)		_		
	• 26 - 75% (A)				

<sup>&</sup>lt;sup>10</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

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	• 25% - 0% (Greenfield) (R)		
Com	munity		
17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
	designated areas)		-
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	N/A	Not asked for in Call for Sites 2014
-	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Site in vacant agricultural use
	Would this proposal impact on the sustainability of		ono in vacan agricatara aco
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum			
	ulative Impact	•	Neuropean of the second in 2020, 500
20	Considering housing completions over the past 10	A	Number of houses in 2006: 529
	years, what has been the level of housing growth in		Number of houses in 2016: 562
	the parish?		Percentage growth: 6.24%
	<ul> <li>Less than 5% growth (G)</li> </ul>		
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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	Number of houses in 2016: 562
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 7
	Less than 5% growth (G)		Percentage growth: 1.25%
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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	None identified
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement		
23	Would development of the site be complementary to	G	No.
	the existing settlement pattern, and would it have an		
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Aario	cultural Land Quality		
24	Would the development impact on high quality	R	All site in Grade 2
24			
	agricultural land?		
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		
	•		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

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	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
Stage	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.		3
	······································		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes.
	• Yes, in the settlement (G)	-	
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
25h	settlement (R)	Δ	Elitwick has a middle ashaol
25b	Does the settlement have a Middle school (if	A	Flitwick has a middle school
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		Ť
	No, but an adjoining settlement does (A)		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	А	Flitwick has an upper school.
	school?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	А	Flitwick has a GP surgery
	centre?		
	<ul> <li>Yes, in the settlement (G)</li> </ul>		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
26	What retail provision does the settlement offer?	R	None
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	R	
	least hourly at peak times):		
	Less than 400m (G)		
	• 400m-800m (A)		
	<ul> <li>Over 800m (R)</li> </ul>		
	<ul> <li>OR submission form stated that improved</li> </ul>		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	
20		n	
	<ul> <li>Less than 800m (G)</li> <li>200m (A)</li> </ul>		
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Site fronts onto Greenfield Road
Scho	ol Capacity		

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		I	
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue – additional land may be required to enable an expansion. Middle and upper school places could be managed through a financial contribution.
31	If not, has a commitment been made to address this?	A	Nothing in submission
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	and Electing (All sites subject to Sequential To	ct)	any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
33	<ul> <li>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</li> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	A	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
Envir	onmental Health	-	
34	<b>Contamination</b> 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)	G	No immediate identifiable issues
Envir	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?	R	Development of site not acceptable in landscape terms; part of important spatial landscape buffer separating settlements and wider landscape. Site recorded as including orchard, protected habitat, and key planting features.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No Heritage comment.

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38 39	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? 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 A/G	NIA, loss of HPI - orchard Existing hedgerows / trees would need to be retained and enhanced, net habitat gain needed in NIA. No loss of LS open space
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No Issues
Planr	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		14/04521/OUT refused (harm to character and setting of Greenfield and surrounding countryside and negative and irreversible impact on existing habitat and biodiversity) 15/03927/OUT refused (harm to character and setting of Greenfield and surrounding countryside and negative and irreversible impact on existing habitat and biodiversity) 16/03254/OUT refused (harm to character and setting of Greenfield and surrounding countryside) 16/05667/OUT refused
Does	the site continue to next stage?		No

### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

The site is not appropriate for development. In landscape terms it forms part of an important spatial buffer separating settlements and the wider landscape. Ecologically the site is recorded as including a protected orchard and development would result in the loss of a Habitat of Principle Importance. In addition the site is Grade 2 Agricultural quality land and potential issues with school capacities have been identified and the site has multi-period archaeological potential which although it would not preclude allocation may require some mitigation.

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

Site details	
Reference Number	ALP240
Site Name	Land at Flitton Hill
Site Address	Land at Flitton Hill, Flitton Hill, Flitton
Settlement	Flitton and Greenfield
Size	Submitted Developable Area: 1ha
	Submitted Whole Site Area: 1ha
	Measured GIS Area: 0.47 ha
Proposed Use	Residential
Any other	Part of NLP203
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.

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?       No       Number of proposed dwellings as per proforma:         1       Is the site likely to accommodate less than 10 dwellings?       No       Number of proposed dwellings as per proforma:         15       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.       Number of proposed dwellings as per CBC methodology:         0       0.4 to 2 hectares 80%       Number of proposed dwellings as per CBC methodology:         11       11         11       Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.         12       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         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 AONB         5       Is more than 50% of the site located within the Area of Outstanding Natural Beauty?       No       No AONB       No <th>STAG</th> <th colspan="5">STAGE 1A ASSESSMENT</th>	STAG	STAGE 1A ASSESSMENT				
1       Is the site likely to accommodate less than 10 dwellings?       No       Number of proposed dwellings as per proforma:         Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.       No       Number of proposed dwellings as per proforma:         15       Site Size Gross to net ratio standards       •       Up to 0.4 hectare 100%.       15         •       0.4 to 2 hectares 80%.       •       2 hectares or above 60%.       11         Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.       11       11         2       Is more than 50% of the site located in Flood Zone 2 or 3?       No       No         3       Is more than 50% of the site at risk from surface water flooding?       No       No         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 AONB         5       Is more than 50% of the site located within the Area of Outstanding Natural Beauty?       No       No AONB	This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
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Gardens.       Gardens.         5       Is more than 50% of the site located within the Area of Outstanding Natural Beauty?       No       No AONB		Scientific Interest, National Nature Reserves,				
5Is more than 50% of the site located within the Area of Outstanding Natural Beauty?NoNo AONB		Scheduled Monuments, Registered Parks and				
of Outstanding Natural Beauty?						
	5		No	No AONB		
Does the site continue to next stage? Yes	Does	the site continue to next stage?		Yes		

### **STAGE 1B ASSESSMENT**

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>12</sup>.

Relat	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	No major barriers separating the site from the settlement and the site lies in fairly close proximity to the existing settlement envelope 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	No coalescence		
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 <sup>13</sup> .				
Criti	Critical Infrastructure				
8	Can the site meet the critical infrastructure	A	This information was not asked for		
	requirements that will enable delivery <sup>14</sup> ?		in Call for Sites 2014		
Does	Does the site continue to next stage? Yes				

	STAGE 1D ASSESSMENT				
	This stage of the assessment rules out sites that are not available. A site is considered available for				
	opment where there are no legal or ownership problems	s and th	ne landowner has expressed an		
intenti	ion to develop the site.				
Availa	ability	_			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural. No demolition required		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of the sole landowner and intention to develop is stated.		
11       Are there any legal or ownership problems that could delay or prevent development?       G       No         If Yes, then can these be issues be realistically overcome?       G       No					
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No		
Does	the site continue to next stage?		Yes		

<sup>&</sup>lt;sup>12</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf ) <sup>13</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

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

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

STAGE 1E ASSESSMENT				
This s	This section records the findings of the Strategic Green Belt Review and also provides a preliminary			
screer	screening of sites to determine whether they may be capable of demonstrating Exceptional			
Circur	nstances. Any site in the Green Belt that is determined	as suitab	le based on the high level SHLAA	
asses	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the	
Plan.				
Greer	nbelt			
13	Is the site located within the Green Belt?	No		
14	If answer to question 13 is yes, then does the site lie	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	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)			
	<ul> <li>Site makes a strong contribution to housing</li> </ul>			
	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	N/A		
	as demonstrated through an allocation in an adopted			
	or draft Neighbourhood Plan (that has been subject			
	to Regulation 14 consultation) that do not meet the			
	criteria in question 15a will automatically progress			
	through this stage to be considered further at Stage			
	2. <sup>15</sup>			
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.

Prev	Previously Developed Land			
16	Is the site Previously Developed Land in accordance	R	Details	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			

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

Com	munity		
17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	N/A	Not asked in Call for Sites 2014
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Site in agricultural use
10	Would this proposal impact on the sustainability of		ente in agricalitar a de
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20		Δ	Number of houses in 2006: 529
20	Considering housing completions over the past 10	A	
	years, what has been the level of housing growth in		Number of houses in 2016: 562
	the parish?		Percentage growth: 6.24%
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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	Number of houses in 2016: 562
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 7
	• Less than 5% growth (G)		Percentage growth: 1.25%
	• 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).		
Phys	ical Constraints	1	
22	Are there any physical constraints or permanent	G	None
	features that affect the site's developability?	_	-
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement	I	
23	Would development of the site be complementary to	A	Development of this site would
20	the existing settlement pattern, and would it have an		change the settlement pattern in
	adverse impact on any historic, unique or distinctive		this area, extending a small part of
	characteristics of the settlement's built or natural		it eastwards.
	form?		
	cultural Land Quality		
A ortic			All site in Grade 2
Agric 24	Would the development impact on high quality	R	All site in Grade 2
	Would the development impact on high quality agricultural land?	R	All site in Grade 2
	<ul> <li>Would the development impact on high quality agricultural land?</li> <li>50% or more in non-agricultural land (G)</li> </ul>	ĸ	All site in Grade 2
	Would the development impact on high quality agricultural land?	R	All site in Grade 2

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STAG	E 2 ASSESSMENT			
This stage further assesses the site's suitability using comments from technical specialists. A red rating for				
	any question does not mean that the site will be automatically excluded at this stage as the ratings across			
	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.			
05-	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Yes	
	<ul> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> </ul>			
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>			
	<ul> <li>Not in the settlement or an adjoining</li> </ul>			
	settlement (R)			
25b	Does the settlement have a Middle school (if	A	Flitwick has 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	А	Flitwick has an upper school	
	school?			
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	No, but an adjoining settlement does (A)			
254	Other catchment school available (A)		Flitwick has a CD surgery	
25d	Does the settlement have a GPs surgery or medical centre?	A	Flitwick has a GP surgery	
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>			
	<ul> <li>Not in the settlement or an adjoining</li> </ul>			
	settlement (R)			
26	What retail provision does the settlement offer?	R	None	
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>			
	Convenience Store / Post Office / Newsagent			
	(A)			
07	None (R)	<b>_</b>		
27	Distance to bus stops with a frequent service (at	R		
	<ul><li>least hourly at peak times):</li><li>Less than 400m (G)</li></ul>			
	<ul> <li>400m-800m (A)</li> </ul>			
	<ul> <li>Over 800m (R)</li> </ul>			
	<ul> <li>OR submission form stated that improved</li> </ul>			
	public transport facilities could be provided as			
	part of the development (G)			
28	Distance to nearest train station:	R		
	<ul> <li>Less than 800m (G)</li> </ul>			
	• 800m-1200m (A)			
	• Over 1200m (R)			
29	Is the site accessible from the existing road network?	G	Site fronts onto Flitton Hill	
	ol Capacity			
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue –	

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		1	
			additional land may be required to
			enable an expansion. Middle and
			upper school places could be
			managed through a financial
			contribution.
31	If not, has a commitment been made to address	А	Nothing in submission
	this?		
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
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
	<ul> <li>No assessment required (G)</li> </ul>		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	А	Farm Impact / Traffic
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints		
36	Landscape character	R	Development of site not acceptable
	What would the impacts of development be on the		in landscape terms; open, elevated,
	landscape character or setting of the area or any		exposed site beyond settlement
	designated landscapes? Would there be any direct		envelope. Wide ranging, sensitive
	or indirect harm to the Area of Outstanding Natural		rural views.
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	Her:	Site has multi-period
01	What would the impacts of development be on any	G G	archaeological potential but this
	heritage assets and their setting?	Arch:	would not prevent allocation
	Are there any opportunities for enhancement of	Arch.	providing appropriate mitigation is
	these assets?	~	
20		C	undertaken. No Heritage comment.
38	Ecological Assets What would the impacts of development be on any	G	NIA potential for enhancements to meet NIA objectives
	biological, geological or ecological assets and are		meet NIA objectives

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	there any opportunities for their enhancement?		
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G/A	Within Greensand NIA, would require habitat enhancement, and retention of existing habitats. No loss of Leisure Strategy open space
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Within MSA
Plann	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None
Does	the site continue to next stage?		Yes

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

This site is considered worthy of further assessment. Some constraints have however been noted. There are potential school capacity issues and the adjacent farm and associated traffic may present some issues for residential uses on the site. There are also landscape constraints, specifically the site is an open and elevated site which is exposed, and this could cause impacts in terms of wide reaching rural views. Further to this the site is within Grade 2 Agricultural Land and a Minerals and Waste Safeguarding Area, whilst there is multi-period archaeological potential which may require mitigation. These constraints will be investigated further to understand the potential for mitigation.

### **STAGE 3 : ACHIEVABILITY**

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

Viabi	lity				
43	<ul> <li>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</li> <li>High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>Low (A) Marginal viability, with likely residual land value close to benchmark land value</li> <li>Very Low (R) Likely residual value well below benchmark land value</li> </ul>	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable		
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 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		



45	When can the scheme realistically commence	been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas of the Authority. 0 to 5 years
	<ul> <li>delivery?</li> <li>0 to 5 years (deliverable)</li> <li>6 to 10 years</li> <li>11 to 15 years</li> <li>15 to 20 years</li> <li>Outside Plan Period</li> </ul>	
46	What is the indicative build out time of the site?	All 15 dwellings in one year The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does	the site pass this stage?	Yes

# SUMMARY

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

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

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies

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- •
- •
- •
- •
- The sustainability appraisal process The results of public consultation Flood Risk Sequential Approach Further transport modelling Consultation with neighbouring authorities •

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

Site details	
Reference Number	ALP354
Site Name	The Brick and Tile Depot, Greenfield
Site Address	Brick and Tile Depot, R/O 50 Flitton Road, Greenfield
Settlement	Flitton and Greenfield
Size	Submitted Developable Area: 0.5ha
	Submitted Whole Site Area: 0.5ha
	Measured GIS Area: 0.24ha
Proposed Use	Residential
Any other	
information	

# STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

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		iet with hatonal policy designations.		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size	Yes	Number of proposed dwellings as per proforma:		
	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		15-30 dwellings.		
	<ul> <li>areas of undevelopable land.</li> <li>Site Size Gross to net ratio standards</li> <li>Up to 0.4 hectare 100%</li> </ul>		Number of proposed dwellings as per CBC methodology:		
	<ul><li>0.4 to 2 hectares 80%</li><li>2 hectares or above 60%</li></ul>		7 dwellings		
	Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.				
Flood	Risk (All sites which reach Stage 2 will be subject to 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	No part of site covered by AONB.		
Does	the site continue to next stage?		No		



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

### Site Assessment Framework for HOUSING<sup>17</sup>

Site details	
Reference Number	ALP389
Site Name	Land at Westoning Road
Site Address	Pt OS 7522 Land at Westoning Road, Greenfield
Settlement	Flitton and Greenfield
Size	Submitted Developable Area: 1.5 ha Submitted Whole Site Area: 4.82 ha Measured GIS Area: 4.37 ha
Proposed Use	Residential
Any other information	

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

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

STAG	STAGE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 dwellings Number of proposed dwellings as per CBC methodology: 36 dwellings		
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 be	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No			
Does	the site continue to next stage?		Yes		

### **STAGE 1B ASSESSMENT**

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

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<sup>&</sup>lt;sup>17</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more <sup>18</sup> .				
Relat	ionship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site lies a considerable distance from the settlement envelope boundary. It is separated from the settlement and does not present a logical option for 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	No coalescence		
Does	the site continue to next stage?		No		

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<sup>&</sup>lt;sup>18</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )

### Site Assessment Framework for HOUSING<sup>19</sup>

Site details	
Reference Number	ALP447
Site Name	Land to the rear of 81 Greenfield Road
Site Address	Land to the rear of 81 Greenfield Road
Settlement	Flitton and Greenfield
Size	Submitted Developable Area:1 ha
	Submitted Whole Site Area: 1 ha
	Measured GIS Area: 1.01 ha
Proposed Use	Residential
Any other	
information	

# STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAC	E 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	No	Number of proposed dwellings as			
	dwellings?		per proforma:			
	Work out the number of new homes from site size					
	using density of 30dph and exclude up to 40 %		30 dwellings			
	depending on site size of land for infrastructure and					
	services, take into account topography or significant					
	areas of undevelopable land.					
	Site Size Gross to net ratio standards		Number of proposed dwellings as			
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>		per CBC methodology:			
	• 0.4 to 2 hectares 80%					
	<ul> <li>2 hectares or above 60%</li> </ul>		24 dwellings			
	Note: for this calculation use the submitted					
	Developable Area, or the area measured in GIS if					
	this is smaller.					
	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	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	No	No designations			
	significant designations? These are: Sites of Special					
	Scientific Interest, National Nature Reserves,					
	Scheduled Monuments, Registered Parks and					
	Gardens.					
5	Is more than 50% of the site located within the Area	No				
	of Outstanding Natural Beauty?					
Does	the site continue to next stage?		Yes			

### **STAGE 1B ASSESSMENT**

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

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<sup>&</sup>lt;sup>19</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>20</sup>.

Relat	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	Whilst the frontage of the site is well related to the existing settlement, the majority of the site is not well related as it sits back from the linear settlement.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence		
Does	the site continue to next stage?		Yes		

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>21</sup>.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure needs<sup>21</sup>.

 8
 Can the site meet the critical infrastructure needs<sup>22</sup>?

 A
 This information was not asked for in Call for Sites 2014

 Does the site continue to next stage?
 Yes

#### STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? 9 G Fenced field with private stabling Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Sole land owner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G the proposed use? If yes, then score as Red because it's not eligible for allocation. Does the site continue to next stage? Yes

### STAGE 1E ASSESSMENT

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

<sup>&</sup>lt;sup>20</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )
<sup>21</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

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

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 13 Is the site located within the Green Belt? No Details on coverage 14 If answer to question 13 is yes, then does the site lie 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 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 N/A 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 guestion 15a will automatically progress through this stage to be considered further at Stage 2.<sup>23</sup> Does the site continue to next stage? Yes

## STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

### **STAGE 2 ASSESSMENT**

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

Previe	Previously Developed Land					
16	Is the site Previously Developed Land in accordance	R	Details			
	with the NPPF definition?					
	• 76% - 100% (G)					
	• 26 - 75% (A)					
	• 25% - 0% (Greenfield) (R)					
Comr	Community					

<sup>&</sup>lt;sup>23</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	N/A	Not asked in Call for Sites 2014
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Field
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
1	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 529
	years, what has been the level of housing growth in		Number of houses in 2016: 562
	the parish?		Percentage growth: 6.24%
	<ul> <li>Less than 5% growth (G)</li> </ul>		
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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	Number of houses in 2016: 562
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 7
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage growth: 1.25%
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	None
_	features that affect the site's developability?	-	
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relati	ionship to Settlement		
23	Would development of the site be complementary to	R	Development of this site would
-	the existing settlement pattern, and would it have an		extend the settlement north; whilst
,			the existing settlement is currently
	adverse impact on any historic, unique or distinctive		
	adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural		
	characteristics of the settlement's built or natural		linear in nature this would change
			linear in nature this would change the traditional shape of the
Aaric	characteristics of the settlement's built or natural form?		linear in nature this would change
	characteristics of the settlement's built or natural form? ultural Land Quality	R	linear in nature this would change the traditional shape of the settlement.
Agric 24	characteristics of the settlement's built or natural form? ultural Land Quality Would the development impact on high quality	R	linear in nature this would change the traditional shape of the
	characteristics of the settlement's built or natural form? ultural Land Quality Would the development impact on high quality agricultural land?	R	linear in nature this would change the traditional shape of the settlement.
	characteristics of the settlement's built or natural form? <b>ultural Land Quality</b> Would the development impact on high quality agricultural land? • 50% or more in non-agricultural land (G)	R	linear in nature this would change the traditional shape of the settlement.
	characteristics of the settlement's built or natural form? ultural Land Quality Would the development impact on high quality agricultural land?	R	linear in nature this would change the traditional shape of the settlement.

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STAG	E 2 ASSESSMENT				
This stage further assesses the site's suitability using comments from technical specialists. A red rating for					
	any question does not mean that the site will be automatically excluded at this stage as the ratings across				
	2B will be looked at as a whole using planning balance				
Trans	port 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.				
	locuse relating to conscitutors assessed constably				
25a	Issues relating to capacity are assessed separately Does the settlement have a Primary/Lower school?	G	Yes.		
25a	Yes, in the settlement (G)	G	res.		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Not in the settlement or an adjoining</li> </ul>				
	settlement (R)				
25b	Does the settlement have a Middle school (if	Α	Flitwick has a middle school		
	applicable)?				
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	А	Flitwick has an upper school.		
	school?				
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	<ul> <li>No, but an adjoining settlement does (A)</li> <li>Other catchment school available (A)</li> </ul>				
25d	Does the settlement have a GPs surgery or medical	A	Flitwick has a GP surgery		
200	centre?				
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	• No, but an adjoining settlement does (A)				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	R	None		
	Town Centre/ Supermarket (G)				
	Convenience Store / Post Office / Newsagent				
	(A)				
27	None (R) Distance to bus stops with a frequent service (at	R			
21	least hourly at peak times):				
	Less than 400m (G)				
	• 400m-800m (A)				
	• Over 800m (R)				
	OR submission form stated that improved				
	public transport facilities could be provided as				
	part of the development (G)				
28	Distance to nearest train station:	R			
	• Less than 800m (G)				
	• 800m-1200m (A)				
00	• Over 1200m (R)				
29 Scho	Is the site accessible from the existing road network?	G	Site fronts onto Greenfield Road		
	ol Capacity	Δ	Lower school may be an issue		
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue –		

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		I	
			additional land may be required to enable an expansion. Middle and upper school places could be managed through a financial contribution.
31	If not, has a commitment been made to address this?	A	Nothing on submission
Water	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	ct)	any apgrades required.
33	<ul> <li>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</li> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
	onmental Health		
34	<b>Contamination</b> 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)	G	No immediate identifiable issues
Envir	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?	R	Development of site not acceptable in landscape terms; open landscape setting, limited vegetation cover, views across to highly sensitive Flitwick Moor. Need to resist encroachment
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No heritage comment.
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are	A	Retain, buffer & enhance existing

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	there any opportunities for their enhancement?				
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G	Within Greensand NIA, would require habitat enhancement, and retention of existing habitats. No loss of Leisure Strategy open space		
Miner	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)		none		
Does the site continue to next stage?			No		

### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Development of this site would constitute poorly related back-land development which would change the nature of the historic settlement pattern. This site is high quality agricultural land. Development of this site would also not be acceptable in landscape terms because the site lies within an open landscape setting with limited vegetation cover and open views to the highly sensitive Flitwick Moor. There is also multi-period archaeological potential on the site and potential issues with school capacity have been identified.

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### Site Assessment Framework for HOUSING<sup>24</sup>

Site details					
Reference Number	ALP450				
Site Name	Rear of Priory Field Farm and no. 41 High Street				
Site Address	e Address High Street				
Settlement	Settlement Flitton and Greenfield				
Size	Submitted Developable Area: 1.5 ha				
	Submitted Whole Site Area: 1.5 ha				
	Measured GIS Area: 1.4 ha				
Proposed Use	Residential				
Any other					
information					

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

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

STAG	E 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	No	Number of proposed dwellings as			
•	dwellings?	INU	per proforma:			
	Work out the number of new homes from site size		per protorma.			
			EQ dwollings			
	using density of 30dph and exclude up to 40 %		50 dwellings			
	depending on site size of land for infrastructure and					
	services, take into account topography or significant					
	areas of undevelopable land.					
	Site Size Gross to net ratio standards		Number of proposed dwellings as			
	Up to 0.4 hectare 100%		per CBC methodology:			
	<ul> <li>0.4 to 2 hectares 80%</li> </ul>					
	<ul> <li>2 hectares or above 60%</li> </ul>		34 dwellings			
	Note: for this calculation use the submitted					
	Developable Area, or the area measured in GIS if					
	this is smaller.					
	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2	No				
	or 3?					
3	Is more than 50% of the site at risk from surface	No				
	water flooding?					
	nally significant designations (All sites which reach S		e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally	No	No designations			
	significant designations? These are: Sites of Special					
	Scientific Interest, National Nature Reserves,					
	Scheduled Monuments, Registered Parks and					
	Gardens.					
5	Is more than 50% of the site located within the Area	No				
	of Outstanding Natural Beauty?					
Does the site continue to next stage?			Yes			

### **STAGE 1B ASSESSMENT**

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

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<sup>&</sup>lt;sup>24</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>25</sup>.

Relat	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	Whilst the frontage of the site is well related to the existing settlement, the majority of the site is not well related as it sits back from the linear settlement.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence		
Does	the site continue to next stage?		Yes		

STA	STAGE 1C ASSESSMENT			
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>26</sup> .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure	A 1	his information was not asked for	
	requirements that will enable delivery <sup>27</sup> ?	i	n Call for Sites 2014	
Does	s the site continue to next stage?	)	/es	

## 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?	G	Fallow field		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole land owner		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G			
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.	A	Part of site nearest road has Planning Permission approved for 1 house CB/15/00478/FULL.		
Does	the site continue to next stage?		Yes		

#### **STAGE 1E ASSESSMENT**

<sup>&</sup>lt;sup>25</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <u>https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf</u>)
<sup>26</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

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

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

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 13 Is the site located within the Green Belt? No 14 If answer to question 13 is yes, then does the site lie 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 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 N/A 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 guestion 15a will automatically progress through this stage to be considered further at Stage 2.<sup>28</sup> Does the site continue to next stage? Yes

## STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2 ASSESSMENT**

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

Previe	Previously Developed Land			
16	Is the site Previously Developed Land in accordance	R		
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			
Comr	Community			

<sup>&</sup>lt;sup>28</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

47	Neighbougheed Dispring (anti-anti-attacks	N-	le designated but as draft also
17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	N/A	Not asked in Call for Sites 2014
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Field
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 529
	years, what has been the level of housing growth in		Number of houses in 2006. 525 Number of houses in 2016: 562
	the parish?		Percentage growth: 6.24%
	Less than 5% growth (G)		r crocinage grown. 0.2470
	• 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	Number of houses in 2016: 562
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 7
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage growth: 1.25%
	• 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		
Dhuo	data). ical Constraints		
22	Are there any physical constraints or permanent	G	none
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	R	Development of this site would
	the existing settlement pattern, and would it have an		extend the settlement north; whilst
	adverse impact on any historic, unique or distinctive		the existing settlement is currently
	characteristics of the settlement's built or natural		linear in nature this would change
	form?		the traditional shape of the
			settlement.
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Site mostly in Grade 2. Small part
	agricultural land?		in Grade 3
	• 50% or more in non-agricultural land (G)		
	• 50% of more in Grade 3b, 4 or 5 (A)		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

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	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme		
	uestion does not mean that the site will be automatically		ed at this stage as the ratings across
	2B will be looked at as a whole using planning balance	).	
	sport and Access to Services		
25	Facilities and services	of the of	to for housing. It links to the
	Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	or the si	te 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	Yes.
254	Yes, in the settlement (G)	0	103.
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
25b	Does the settlement have a Middle school (if	Α	Flitwick has a middle school
200	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	А	Flitwick has an upper school.
	school?		
	<ul> <li>Yes, in the settlement (G)</li> </ul>		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	Α	Flitwick has a GP surgery
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
26	settlement (R)	R	None
20	What retail provision does the settlement offer?	ĸ	None
	Town Centre/ Supermarket (G)     Convenience Stars / Root Office / Newsgapt		
	<ul> <li>Convenience Store / Post Office / Newsagent (A)</li> </ul>		
	• None (R)		
27	Distance to bus stops with a frequent service (at	R	
	least hourly at peak times):		
	Less than 400m (G)		
	• 400m-800m (A)		
	• Over 800m (R)		
	<ul> <li>OR submission form stated that improved</li> </ul>		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	
	<ul> <li>Less than 800m (G)</li> </ul>		
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	А	Access will need to be created from
			High Street. The access shown is
			that used in approved planning

			application for 1 house.
Scho	ol Capacity	I	
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue – additional land may be required to enable an expansion. Middle and upper school places could be managed through a financial contribution.
31	If not, has a commitment been made to address this?	A	Nothing on submission form
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of
Drain	age and Flooding (All sites subject to Sequential Te		any upgrades required.
<u>33</u>	<ul> <li>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</li> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	A	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
Envir	onmental Health		
34	<b>Contamination</b> Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Farm Impact Potential
Envir	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?	R	Development of site not acceptable in landscape terms; site forms part of landscape buffer with highly sensitive Flitwick Moor. Visual and physical encroachment beyond existing development edge not acceptable.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: R Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation

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38	these assets? Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	undertaken Heritage Objection - Impact on setting of LBs and CA NIA, horse paddocks adjoining CWS & SSSI, buffer and enhance river corridor	
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/R	Adjacent to allotments, Flit Valley (a strategic GI corridor), close to Flitwick Moor SSSI, with footpath on northern edge. Footpath corridor would need enhancing, habitat enhancement including extension / buffering / creation of wet habitats. Would need to be designed to complement adjacent allotments. No loss of Leisure Strategy open space	
Mine	rals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No Issues	
Plan	ning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		CB/15/00478/FULL approved for 1 house, part of site nearest the road. Could affect access for rest of site.	
Does	the site continue to next stage?		No	

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Development of this site would constitute poorly related back-land development which would change the nature of the historic settlement pattern. Development of this site would also not be acceptable in landscape terms because the site forms part of a landscape buffer to the highly sensitive Flitwick Moor. The site is also not appropriate in heritage terms because it would have a negative impact on the setting of Listed Buildings and the wider Conservation Area. This site is high quality agricultural land and it adjoins the County Wildlife Site /Site of Special Scientific Interest. Mitigation might also be required to mitigate for potential impacts from the farm and multiperiod archaeological potential has been identified which may also require further mitigation. Concerns have also been raised in relation to education provision.

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

Site details	
Reference Number	NLP011
Site Name	Land at High Street, Flitton
Site Address	Land adjoining Homelands, 13 High Street, Flitton, MK45 5DU
Settlement	
Size	Submitted Developable Area: 3.15 ha
	Submitted Whole Site Area: 3.15 ha
	Measured GIS Area: 3.27 ha
Proposed Use	Residential
Any other	
information	

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

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

STAC	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations. Provisional Site Capacity				
-		Na	Number of supercool detailings of		
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as		
	dwellings?		per proforma:		
	Work out the number of new homes from site size				
	using density of 30dph and exclude up to 40 %		20 dwellings		
	depending on site size of land for infrastructure and		(based on 6 units per hectare)		
	services, take into account topography or significant				
	areas of undevelopable land.				
	Site Size Gross to net ratio standards		Number of proposed dwellings as		
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>		per CBC methodology:		
	• 0.4 to 2 hectares 80%				
	<ul> <li>2 hectares or above 60%</li> </ul>		57 dwellings		
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
Flood	Risk (All sites which reach Stage 2 will be subject to 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	stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	No designations		
	significant designations? These are: Sites of Special				
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	No		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		Yes		

#### STAGE 1B ASSESSMENT

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>30</sup>.

Relat	Relationship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site lies on the edge of the settlement envelope boundary and is well related to the settlement.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence	
Does	the site continue to next stage?	·	Yes	

 STAGE 1C ASSESSMENT

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

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure requirements that will enable delivery<sup>32</sup>?
 G
 Road frontage

 Does the site continue to next stage?
 Yes

#### STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? 9 G Field Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Sole owner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G the proposed use? If yes, then score as Red because it's not eligible for allocation. Does the site continue to next stage? Yes

## STAGE 1E ASSESSMENT

<sup>&</sup>lt;sup>30</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )

<sup>&</sup>lt;sup>31</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>32</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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 13 Is the site located within the Green Belt? No Details on coverage 14 If answer to question 13 is yes, then does the site lie 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 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 N/A 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 guestion 15a will automatically progress through this stage to be considered further at Stage 2.33 Does the site continue to next stage? Yes

# STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

## **STAGE 2 ASSESSMENT**

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

Previously Developed Land				
16	Is the site Previously Developed Land in accordance	R	field	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			
Comr	nunity			

<sup>&</sup>lt;sup>33</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
17	designated areas)	INU	is designated but no drait plan
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	Ilative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 529
	years, what has been the level of housing growth in		Number of houses in 2016: 562
	the parish?		Percentage growth: 6.24%
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> <li>This is calculated by working out the total number of</li> </ul>		
	, ,		
	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	Number of houses in 2016: 562
	outstanding permissions (as of April 2016) were to	Ŭ	Number of outstanding completions
	be completed?		in 2016: 7
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage growth: 1.25%
	• 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).		
	cal Constraints		
22	Are there any physical constraints or permanent	G	None
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment works, topography or wind turbines.		
Polati	ionship to Settlement		
23	Would development of the site be complementary to	A	Development of the site would
20	the existing settlement pattern, and would it have an	~~	change the nature of what is
	adverse impact on any historic, unique or distinctive		currently a majority linear
	characteristics of the settlement's built or natural		settlement; however this would
	form?		have a fair frontage onto the main
			road so there would be
			opportunities to better integrate the
			site rather than simply developing
			as a poorly related back-land site.
	ultural Land Quality	1	
24	Would the development impact on high quality	А	Just over 50% is in Grade 3 the
		1	rest in Grade 2
	agricultural land?		
	<ul> <li>agricultural land?</li> <li>50% or more in non-agricultural land (G)</li> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		The most recent data from Natural England does not sub-classify

• 50% or more in Grade 1, 2 or 3a (R)	Grades 3a and 3b. Therefore site
	must be rated Amber.

STAC	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
Stage	e 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 si	te 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	Yes.
	<ul> <li>Yes, in the settlement (G)</li> </ul>		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
25b	Does the settlement have a Middle school (if	A	Flitwick has a middle school
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	• No, but an adjoining settlement does (A)		
05	Other catchment school available (A)	•	
25c	Does the settlement have a Secondary/ Upper	A	Flitwick has an upper school.
	school?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> <li>Other established overlaphic (A)</li> </ul>		
25d	Other catchment school available (A) Does the settlement have a GPs surgery or medical	A	Flitwick has a GP surgery
zju	centre?	~	Fillwick has a GF surgery
	Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
26	What retail provision does the settlement offer?	R	None
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	R	
	least hourly at peak times):		
	<ul> <li>Less than 400m (G)</li> </ul>		
	• 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	
	<ul> <li>Less than 800m (G)</li> </ul>		
	• 800m-1200m (A)		

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	• Over 1200m (R)		
<b>29</b> Is	the site accessible from the existing road network?	G	Site fronte onto High Street
		G	Site fronts onto High Street
	Capacity	٨	Lower acheal may be an issue
<b>30</b> D	the local schools have capacity at all tiers?	А	Lower school may be an issue –
			additional land may be required to
			enable an expansion. Middle and
			upper school places could be
			managed through a financial
			contribution.
	not, has a commitment been made to address his?	A	Nothing on submission
Water U	tilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
	there the capacity to provide all required	R/A/G	Water utilities companies have a
	frastructure 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.
Drainag	e and Flooding (All sites subject to Sequential Te	st)	
	Vhat is the conclusion of the sequential approach to	Á	Ordinary Watercourse present,
	ite allocations, in regards to flood risk?		JFlow modelling required to confirm
	No assessment required (G)		flood risk
	<ul> <li>Consider Further Assessment (A)</li> </ul>		
	<ul> <li>Further Assessment Required (R)</li> </ul>		
Environ	mental Health		
EINNION			
	Contamination	D/A/C	Awaiting commonts
34 C	contamination	R/A/G	Awaiting comments
34 C A	re there any contamination constraints on site and	R/A/G	Awaiting comments
34 C A w	re there any contamination constraints on site and ill there be any remediation required?		
34 C A W 35 A	re there any contamination constraints on site and vill there be any remediation required? djoining uses	R/A/G A	Awaiting comments Pub Noise / Hall Noise etc
34 C A W 35 A W	re there any contamination constraints on site and vill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to		
34 C A W 35 A W Ca	re there any contamination constraints on site and vill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example;		
34 C A W 35 A W Ca nd	re there any contamination constraints on site and vill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell)		
34         C           A         W           35         A           W         Ca           no         no           Environ         Environ	re there any contamination constraints on site and vill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell) mental Constraints	A	Pub Noise / Hall Noise etc
34         C           A         W           35         A           W         Ca           no         no           Environ         36	re there any contamination constraints on site and vill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell) mental Constraints andscape character		Pub Noise / Hall Noise etc Development of site not acceptable
34         C           A         W           35         A           W         Ca           no         no           Environ         36	re there any contamination constraints on site and vill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell) mental Constraints	A	Pub Noise / Hall Noise etc
34         C           A         W           35         A           VM         Ca           no         no           Environ         36           VM         VM	re there any contamination constraints on site and vill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell) mental Constraints andscape character	A	Pub Noise / Hall Noise etc Development of site not acceptable
34         C           A         W           35         A           W         W           35         A           W         Ca           no         Ca           5         A           W         Ca           N         Ca           36         La           Na         Ia	The there any contamination constraints on site and vill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell) Mental Constraints andscape character Vhat would the impacts of development be on the andscape character or setting of the area or any	A	Pub Noise / Hall Noise etc Development of site not acceptable in landscape terms; open, exposed site with wide ranging views across
34         C           A         W           35         A           W         Ca           no         no           Environ         36           36         La           N         Ia           da         da	The there any contamination constraints on site and vill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell) Mental Constraints andscape character Vhat would the impacts of development be on the andscape character or setting of the area or any esignated landscapes? Would there be any direct	A	Pub Noise / Hall Noise etc Development of site not acceptable in landscape terms; open, exposed site with wide ranging views across highly sensitive Flitwick Moor, and
34         C           A         W           35         A           W         Ca           no         no           36         La           VM         Ia           Ia         or	The there any contamination constraints on site and will there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell) Imental Constraints andscape character What would the impacts of development be on the andscape character or setting of the area or any esignated landscapes? Would there be any direct r indirect harm to the Area of Outstanding Natural	A	Pub Noise / Hall Noise etc Development of site not acceptable in landscape terms; open, exposed site with wide ranging views across highly sensitive Flitwick Moor, and forming in part landscape setting to
34         C           A         W           35         A           W         W           35         A           W         Ca           no         Ca           5         A           W         Ca           0         Ca           10         Ca           36         La           0         Ca           0         Ca	re there any contamination constraints on site and rill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell) mental Constraints andscape character Vhat would the impacts of development be on the andscape character or setting of the area or any esignated landscapes? Would there be any direct r indirect harm to the Area of Outstanding Natural beauty or the Nature Improvement Area?	R	Pub Noise / Hall Noise etc Development of site not acceptable in landscape terms; open, exposed site with wide ranging views across highly sensitive Flitwick Moor, and forming in part landscape setting to Conservation Area.
34         C           A         W           35         A           W         W           35         A           W         Ca           no         no           5         A           W         V           36         La           M         Ia           da         OI           B         37	re there any contamination constraints on site and vill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell) mental Constraints andscape character Vhat would the impacts of development be on the andscape character or setting of the area or any esignated landscapes? Would there be any direct r indirect harm to the Area of Outstanding Natural eauty or the Nature Improvement Area? Ieritage/ Archaeology	A R Her: R	Pub Noise / Hall Noise etc Development of site not acceptable in landscape terms; open, exposed site with wide ranging views across highly sensitive Flitwick Moor, and forming in part landscape setting to Conservation Area. Site has multi-period
34         C           A         W           35         A           W         W           35         A           W         Ca           no         no           Environ         A           36         La           01         B           37         H           W         W	The there any contamination constraints on site and will there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell) Imental Constraints andscape character What would the impacts of development be on the andscape character or setting of the area or any esignated landscapes? Would there be any direct r indirect harm to the Area of Outstanding Natural eauty or the Nature Improvement Area? Iteritage/ Archaeology What would the impacts of development be on any	A R Her: R Arch:	Pub Noise / Hall Noise etc Development of site not acceptable in landscape terms; open, exposed site with wide ranging views across highly sensitive Flitwick Moor, and forming in part landscape setting to Conservation Area. Site has multi-period archaeological potential but this
34         C           A         W           35         A           W         W           35         A           W         Ca           no         no           Environ         A           36         La           01         B           37         H           M         M	re there any contamination constraints on site and vill there be any remediation required? Adjoining uses Vould any adjoining uses have the potential to ause conflict with the proposed use? (for example; oise and smell) mental Constraints andscape character Vhat would the impacts of development be on the andscape character or setting of the area or any esignated landscapes? Would there be any direct r indirect harm to the Area of Outstanding Natural eauty or the Nature Improvement Area? Ieritage/ Archaeology	A R Her: R	Pub Noise / Hall Noise etc Development of site not acceptable in landscape terms; open, exposed site with wide ranging views across highly sensitive Flitwick Moor, and forming in part landscape setting to Conservation Area. Site has multi-period

	these assets?		undertaken. Heritage objection- Impact on setting of LBs, CA and SAM
38	<b>Ecological Assets</b> What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	NIA retain, buffer & enhance existing hedgerows
39	<b>Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/G	RoW running across site, retention of existing hedgerows and net habitat gain required in NIA. No loss of Leisure Strategy open space
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issue
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None
Does	the site continue to next stage?		No

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

This site is not appropriate because development would have an inappropriate impact on Listed Buildings, the Scheduled Ancient Monument and the wider Conservation Area. In addition to this there would be a negative landscape impact if the site were to be developed; the site is exposed with wide ranging views across the highly-sensitive Flitwick Moor. The landscape setting to the Conservation area would be negatively impacted by development. Further to this development would change the nature of the historic settlement pattern and there may be noise impacts from the pub/hall. Potential issues with education capacity have also been identified and the site has also been identified as having multi period archaeological potential so further mitigation may be required for this.

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

Site details		
Reference Number	NLP052	
Site Name	Brook House 18 Brook Lane	
Site Address	Brook House 18 Brook Lane	
Settlement	Flitton and Greenfield	
Size	Submitted Developable Area: 0.7 ha	
	Submitted Whole Site Area: 0.7 ha	
	Measured GIS Area: 0.52 ha	
Proposed Use	10-15 dwellings	
Any other		
information		

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

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

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	No	Number of proposed dwellings as		
-	dwellings?		per proforma:		
	Work out the number of new homes from site size		10 to 15 dwellings		
	using density of 30dph and exclude up to 40 %		<b>3</b>		
	depending on site size of land for infrastructure and				
	services, take into account topography or significant				
	areas of undevelopable land.				
	Site Size Gross to net ratio standards		Number of proposed dwellings as		
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>		per CBC methodology:		
	• 0.4 to 2 hectares 80%		12		
	<ul> <li>2 hectares or above 60%</li> </ul>				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
Flood	Risk (All sites which reach Stage 2 will be subject to the	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			
	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	No designations		
	significant designations? These are: Sites of Special				
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	None		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		Yes		

#### **STAGE 1B ASSESSMENT**

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

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<sup>&</sup>lt;sup>34</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>35</sup>. **Relationship to Settlement** For sites that are not of a sufficient scale to be self-6 А Whilst the site does lie within the contained, is the site a logical extension to the settlement envelope, it does not settlement or are there any major physical have a strong relationship with the constraints(for example A roads, rivers or railways) existing settlement, it lies at the top that separate it from the main settlement? of a track-road which is used to access a small number of large houses which are set back from the road and fenced off.

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

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>36</sup>.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure requirements that will enable delivery<sup>37</sup>?
 G
 Direct access off Brook Lane

 Does the site continue to next stage?
 Yes

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Has an existing dwelling on it with land.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole Owner
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Landowner intent on developing the site. No land ownership issues which could delay or prevent development
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No

<sup>&</sup>lt;sup>35</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )

<sup>&</sup>lt;sup>36</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>37</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?

Yes

	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			
	mstances. Any site in the Green Belt that is determined			
	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the	
Plan.				
Green				
13	Is the site located within the Green Belt?	No		
14	If answer to question 13 is yes, then does the site lie	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	N/A		
	may outweigh the harm to the Green Belt and which			
	may contribute to identification of exceptional			
	circumstances?			
	<ul> <li>Adjoining settlement has at least 3 of the</li> </ul>			
	following key local services - convenience			
	shop, lower school, middle school, upper			
	school, village hall, GP surgery, post office,			
	library (use settlement audit)			
	<ul> <li>Site makes a strong contribution to housing</li> </ul>			
	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	N/A		
	as demonstrated through an allocation in an adopted			
	or draft Neighbourhood Plan (that has been subject			
	to Regulation 14 consultation) that do not meet the			
	criteria in question 15a will automatically progress			
	through this stage to be considered further at Stage			
	2. <sup>38</sup>			
Does	the site continue to next stage?		Yes	
	0			

# STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2 ASSESSMENT**

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

#### Previously Developed Land

16	Is the site Previously Developed Land in accordance	R	An existing dwelling and its land
	with the NPPF definition?		
	• 76% - 100% (G)		

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<sup>&</sup>lt;sup>38</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
.,	designated areas)	NO	is designated but no drait plan
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Site an existing dwelling and land
	Would this proposal impact on the sustainability of		5 5
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	Ilative Impact		
20	Considering housing completions over the past 10	А	Number of houses in 2006: 529
	years, what has been the level of housing growth in		Number of houses in 2016: 562
	the parish?		Percentage growth: 6.24%
	<ul> <li>Less than 5% growth (G)</li> </ul>		
	<ul> <li>5% to 20% growth (A)</li> </ul>		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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	Number of houses in 2016: 562
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 7
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage growth: 1.25%
	• 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		
Dhura	data).		
	cal Constraints		None
22	Are there any physical constraints or permanent	G	None
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Polot	works, topography or wind turbines.		
23	ionship to Settlement	D	Dovelopment of this site would
23	Would development of the site be complementary to the existing settlement pattern, and would it have an	R	Development of this site would extend the settlement northwards;
	adverse impact on any historic, unique or distinctive		into what is currently a track with
	characteristics of the settlement's built or natural		access to a small number of large
	form?		houses which are set and not
			related to the existing settlement.
Aaric	ultural Land Quality	l	
24	Would the development impact on high quality	A	All in Grade 3 The most recent data
27	agricultural land?		from Natural England does not sub-
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		classify Grades 3a and 3b.
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		Therefore site must be rated
		1	

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	E 2 ASSESSMENT		
	tage further assesses the site's suitability using comme		
	uestion does not mean that the site will be automatically		ed at this stage as the ratings across
	2B will be looked at as a whole using planning balance		
	port and Access to Services Facilities and services		
25	Question 26 considers the suitability and sustainability	of the oi	to for housing. It links to the
	Council's Settlement Hierarchy Audit.		te for housing. It links to the
	Soundi's Settlement merandity Addit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes.
	• 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)		
25b	Does the settlement have a Middle school (if	А	Flitwick has a middle school
	applicable)?		· ·
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	А	Flitwick has an upper school.
	school?		
	<ul> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Other catchment school available (A)</li> </ul>		
25d	Does the settlement have a GPs surgery or medical	А	Flitwick has a GP surgery
200	centre?	~	The work has a CT 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?	R	None
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)	_	
27	Distance to bus stops with a frequent service (at	R	
	least hourly at peak times):		
	<ul> <li>Less than 400m (G)</li> <li>400m 200m (A)</li> </ul>		
	<ul> <li>400m-800m (A)</li> <li>Over 800m (R)</li> </ul>		
	<ul> <li>OR submission form stated that improved</li> </ul>		
	<ul> <li>OK submission form stated that improved public transport facilities could be provided as</li> </ul>		
	public transport facilities could be provided as part of the development (G)		
28	Distance to nearest train station:	R	
	Less than 800m (G)		
	<ul> <li>800m-1200m (A)</li> </ul>		
	<ul> <li>Over 1200m (R)</li> </ul>		

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29	Is the site accessible from the existing road network?	G	Site fronts onto Brook Lane
	ol Capacity	0	
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue – additional land may be required to enable an expansion. Middle and upper school places could be managed through a financial contribution.
31	If not, has a commitment been made to address this?	А	Nothing on submission form
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of
<u> </u>			any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
33	<ul> <li>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</li> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	No Issues
Envir	onmental Health		
34	<b>Contamination</b> 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)	G	No immediate issues
Envir	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?	R	Development of site not acceptable in landscape terms; site forms part of landscape setting to Conservation Area, retaining distinctive intimate character, set within highly sensitive Flit Valley / Flitwick Moor floodplain meadow landscape
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	Arch: A Her: A	Site has multi-period archaeological potential but this would not prevent allocation

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Are there any opportunities for enh these assets?	cement of providing appropriate mitigation is undertaken Heritage comment: Perhaps a very small development can be accommodated, only a handful of dwellings. Due to setting of CA and LBs
38 Ecological Assets What would the impacts of develop biological, geological or ecological there any opportunities for their en	sets and are
<b>39 Open space/leisure and GI asset</b> Are there any potential conflicts wi leisure designations or Rights of W capacity to provide the required lev and green infrastructure?	A Established woodland edges, with network of drainage features. Vis there Would need to be retained and
Minerals and Waste	
<b>40</b> What would the impacts of develop safeguarded minerals and waste s mineral safeguarding sites?	
Planning History	
<b>41</b> What is the sites planning history? planning applications and submiss Allocations Plans)	
Does the site continue to next stage?	No

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

Is the site suitable for the proposed development?

This site is not appropriate for development. It is poorly related to the existing settlement and is located at the top of a track which is used to access a small number of large houses which are set back and not well related to the settlement. Development of this site would therefore be poorly related to the settlement and would drastically change the nature of the historic settlement pattern of Flitton which is majority linear in this place. In heritage terms, nothing greater than a very small-scale development would be suitable in this location due to the setting of the Conservation Area and Listed Buildings. In addition the site is not suitable in landscape terms because the site forms the landscape setting to the Conservation Area and plays a key role in maintaining the distinctive intimate character, set within the highly sensitive Flit Valley/Flitwick Moor Landscape. Ecologically the site not appropriate because it is a large garden with a number of mature trees. The Gl on this site provides established woodland edges with a network of drainage features which would need to be maintained and enhanced. Potential issues in terms of education capacity have also been identified and there is multi-period archaeological potential on the site which may require mitigation.

#### Site Assessment Framework for HOUSING<sup>39</sup>

Site details	
Reference Number	NLP127
Site Name	Land to the rear of High Street, Flitton
Site Address	58 High Street
Settlement	Flitton and Greenfield
Size	Submitted Developable Area: 1.3 ha
	Submitted Whole Site Area: 1.7 ha
	Measured GIS Area: 1.6 ha
Proposed Use	Residential
Any other	
information	

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

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

STAC	E 1A ASSESSMENT				
		ll or confl	ist with notional policy designations		
	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	No	Number of proposed dwellings as		
	dwellings?		per proforma:		
	Work out the number of new homes from site size				
	using density of 30dph and exclude up to 40 %		Less than 40 dwellings		
	depending on site size of land for infrastructure and				
	services, take into account topography or significant				
	areas of undevelopable land.				
	Site Size Gross to net ratio standards		Number of proposed dwellings as		
	Up to 0.4 hectare 100%		per CBC methodology:		
	• 0.4 to 2 hectares 80%				
	<ul> <li>2 hectares or above 60%</li> </ul>		31 dwellings		
	Note: for this calculation use the submitted		J. J		
	Developable Area, or the area measured in GIS if				
	this is smaller.				
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 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	No	No designations		
	significant designations? These are: Sites of Special				
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	None		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		Yes		
	· · · · · · · · · · · · · · · · · · ·				

#### **STAGE 1B ASSESSMENT**

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

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<sup>&</sup>lt;sup>39</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>40</sup>.

Relat	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	On the edge of the settlement envelope and well related to the settlement.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No 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 needs<sup>41</sup>. Critical Infrastructure

8 Can the site meet the critical infrastructure G requirements that will enable delivery <sup>42</sup> ?	Direct access to High Street with scope to demolish 58 High Street (owned by applicant) for enhanced access
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?	G	Agricultural buildings and production		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole owner		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G			
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No		
Does	the site continue to next stage?		Yes		

<sup>&</sup>lt;sup>40</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <u>https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages towns and cities.pdf</u>)
<sup>41</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

<sup>&</sup>lt;sup>41</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.
<sup>42</sup> This is an assessment based on the information based on the information to transport and utilities infrastructure.

<sup>&</sup>lt;sup>42</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

STAC				
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			
	nstances. Any site in the Green Belt that is determined			
	sment would still have to demonstrate Exceptional Circi			
Plan.	sment would suit have to demonstrate Exceptional Circl	umstance		
Green	holt			
		Ne		
13	Is the site located within the Green Belt?	No		
14	If answer to question 13 is yes, then does the site lie	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	N/A		
	may outweigh the harm to the Green Belt and which			
	may contribute to identification of exceptional			
	circumstances?			
	<ul> <li>Adjoining settlement has at least 3 of the</li> </ul>			
	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			
	<ul> <li>Site is in or directly adjacent to a settlement</li> </ul>			
	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			
156	suitability.*	NI/A		
15b	Sites which have support from the local community	N/A		
	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			
	2.43			
Doest	the site continue to next stage?		Yes	
	v v			

# 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.

Previ	Previously Developed Land			
16	Is the site Previously Developed Land in accordance	R	Some agricultural buildings but not	
	with the NPPF definition?		PDL	
	• 76% - 100% (G)			
	• 26 - 75% (A)			

<sup>&</sup>lt;sup>43</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

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	• 25% - 0% (Greenfield) (R)		
Com	munity		
17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Its agricultural
	Would this proposal impact on the sustainability of		
	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	A	Number of houses in 2006: 529
	years, what has been the level of housing growth in		Number of houses in 2016: 562
	the parish?		Percentage growth: 6.24%
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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	Number of houses in 2016: 562
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 7
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage growth: 1.25%
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
DI	data).		
	ical Constraints		
22	Are there any physical constraints or permanent	G	None
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement	•	
23	Would development of the site be complementary to	А	The settlement is mainly linear
	the existing settlement pattern, and would it have an		around the site, and this
	adverse impact on any historic, unique or distinctive		development of the site would
	characteristics of the settlement's built or natural		change the pattern. However there
A! -	form?		are smaller side roads nearby.
	ultural Land Quality		Site in Crede 2
24	Would the development impact on high quality	R	Site in Grade 2
	agricultural land?		
	• 50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

STAC	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
Stage	e 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.		ç
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes
	• 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)		
25b	Does the settlement have a Middle school (if	A	Flitwick has 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	A	Flitwick has an upper school.
	school?		
	Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Other catchment school available (A)</li> </ul>		
25d	Does the settlement have a GPs surgery or medical	A	Flitwick has a GP surgery
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
26	What retail provision does the settlement offer?	R	None
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	<ul> <li>None (R)</li> </ul>		
27	Distance to bus stops with a frequent service (at	R	
	least hourly at peak times):		
	Less than 400m (G)		
	• 400m-800m (A)		
	<ul> <li>Over 800m (R)</li> </ul>		
	<ul> <li>OR submission form stated that improved</li> </ul>		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	
	Less than 800m (G)		
	<ul> <li>800m-1200m (A)</li> </ul>		
	<ul> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	A	Whilst there is an existing lane to
23	וויש אוש אוש מטכבאואוש וויטווו גווש פאואנוווע וטמע וושנשטוג?		access the site from the main road,

		1	
			this is narrow so it is not clear if
			there is a need to demolish the
			house shown as within the red line
			boundary. Also option to upgrade
			access from Cobbett Lane?
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	А	Lower school may be an issue –
			additional land may be required to
			enable an expansion. Middle and
			upper school places could be
			managed through a financial
			contribution.
31	If not, has a commitment been made to address	А	On submission form says
	this?		contributions to middle and upper
			school could be made depending
			on scale of development.
Wato	r Utilities (Gas, Electricity and Broadband Infrastruc	turo will	
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
52	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	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)		
	<ul> <li>Further Assessment Required (R)</li> </ul>		
Envir	onmental Health	1	
34	Contamination	R/A/G	Awaiting commonte
34		R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
05	will there be any remediation required?		
35	Adjoining uses	G	No immediate issues
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints		
36	Landscape character	R	Development of site not acceptable
	What would the impacts of development be on the		in landscape terms; sites forms part
	landscape character or setting of the area or any		of rural landscape setting to
	designated landscapes? Would there be any direct		Wardhedges and Conservation
		1	Area.
	or indirect harm to the Area of Outstanding Natural		Alea.

Boouty or the Nature Improvement Area?		
	-	Site has multi-period
	-	archaeological potential but this
	Arch:	would not prevent
Are there any opportunities for enhancement of	А	allocation providing appropriate
these assets?		mitigation is undertaken
		No heritage comment
Ecological Assets	А	NIA, possible SPI in farm buildings,
•		opportunity for enhancement
	A/G	Existing hedgerows / trees would
		need to be retained and enhanced,
		net habitat gain needed in NIA.
		No loss of open space
		No Issues
	G	NOISSUES
		none
planning applications and submissions to previous		
Allocations Plans)		
the site continue to next stage?		Yes
	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? 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? rals and Waste What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? hing History What is the sites planning history? (For example planning applications and submissions to previous	Heritage/ ArchaeologyHer: GWhat would the impacts of development be on any heritage assets and their setting?Arch: GAre there any opportunities for enhancement of these assets?AEcological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?AOpen 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?A/Grals and WasteWhat would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?Gwhat is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)G

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

The site is considered worthy of further consideration; however there are some constraints which will require further thought. The site forms part of the rural landscape setting to Wardhedges and to the Conservation Area also. In addition to this the site is within Grade 2 agricultural land, and potential issues with education capacity have been identified. The site also has multi-period archaeological potential and there is the possibility of presence of Species of Principle Importance in the farm buildings. In terms of Green infrastructure, it is suggested that the existing hedgerows/trees are retained and enhanced. This site will be considered further to understand what the opportunities for mitigation are for the issues identified.

#### **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.

Viehil	Viability			
VIADII		-		
43	<ul> <li>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</li> <li>High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>Low (A) Marginal viability, with likely residual land value close to benchmark land value</li> <li>Very Low (R) Likely residual value well below benchmark land value</li> </ul>	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable	
Achie	Achievability			
44	Are there any market factors which would affect		The Council's Residential	



deliverebility 0	
deliverability?	Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing
	transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
<ul> <li>45 When can the scheme realistically commence delivery?</li> <li>0 to 5 years (deliverable)</li> <li>6 to 10 years</li> <li>11 to 15 years</li> <li>15 to 20 years</li> <li>Outside Plan Period</li> </ul>	0 to 5 years
46 What is the indicative build out time of the site?	All 15 dwellings in one year
	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?	Yes

#### SUMMARY

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

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

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

#### Site Assessment Framework for HOUSING<sup>44</sup>

Site details					
Reference Number	NLP164				
Site Name	Land at Greenfield Road				
Site Address	Flitton and Greenfield				
Settlement	Submitted Developable Area: 1.66 ha				
	Submitted Whole Site Area: 1.66 ha				
	Measured GIS Area:1.54 ha				
Size	Residential				
Proposed Use					
Any other					
information					

# STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

CT A						
	STAGE 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Prov	sional Site Capacity	T				
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as			
	dwellings?		per proforma:			
	Work out the number of new homes from site size					
	using density of 30dph and exclude up to 40 %		24 dwellings			
	depending on site size of land for infrastructure and					
	services, take into account topography or significant					
	areas of undevelopable land.					
	Site Size Gross to net ratio standards		Number of proposed dwellings as			
	• Up to 0.4 hectare 100%		per CBC methodology:			
	• 0.4 to 2 hectares 80%					
	<ul> <li>2 hectares or above 60%</li> </ul>		37 dwellings			
	Note: for this calculation use the submitted		Ũ			
	Developable Area, or the area measured in GIS if					
	this is smaller.					
Floo	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	No	No designations			
	significant designations? These are: Sites of Special					
	Scientific Interest, National Nature Reserves,					
	Scheduled Monuments, Registered Parks and					
	Gardens.					
5	Is more than 50% of the site located within the Area	No	None			
	of Outstanding Natural Beauty?					
Does	Does the site continue to next stage? Yes					
	•					

#### **STAGE 1B ASSESSMENT**

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

Page **bb** 

<sup>&</sup>lt;sup>44</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>45</sup>.

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

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>46</sup>.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure requirements that will enable delivery<sup>47</sup>?
 G
 No information provided

 Does the site continue to next stage?
 Yes

#### STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? 9 G Agricultural Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Part owner but all are intent on who has expressed an intention to develop the site? developing the site 11 Are there any legal or ownership problems that could G delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for R 15/03958/OUT appeal allowed the proposed use? If yes, then score as Red 16/02069/OUT granted because it's not eligible for allocation. Does the site continue to next stage? No

<sup>&</sup>lt;sup>45</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )

<sup>&</sup>lt;sup>46</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>47</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

#### Site Assessment Framework for HOUSING<sup>48</sup>

Site details				
Reference Number	NLP171			
Site Name	Land at Manor Farm			
Site Address	Manor Farm, Brook Lane			
Settlement	Flitton and Greenfield			
Size	Submitted Developable Area: 1 ha			
	Submitted Whole Site Area:1 ha			
	Measured GIS Area: 0.93 ha			
Proposed Use				
Any other				
information				

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

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

STAGE 1A ASSESSMENT				
This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provisional Site Capacity				
1       Is the site likely to accommodate less than 10 dwellings?         Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.         Site Size Gross to net ratio standards         Up to 0.4 hectare 100%         0.4 to 2 hectares 80%         2 hectares or above 60%         Note: for this calculation use the submitted         Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 20 dwellings Number of proposed dwellings as per CBC methodology: 22 dwellings		
this is smaller.		notice Taat)		
Flood Risk (All sites which reach Stage 2 will be subject to t		inital 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 S	Stage 2 b	e subject to detailed assessment)		
4 Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	None		
5 Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None		
Does the site continue to next stage? Yes				

#### **STAGE 1B ASSESSMENT**

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

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<sup>&</sup>lt;sup>48</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>49</sup>.

provid					
Relat	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site does not have a strong relationship with the existing settlement, it lies at the top of a track-road which is used to access a small number of large houses which are set back from the road and fenced off.		
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	the site continue to next stage?	•	Yes		
Does	the site continue to next stage?		Yes		

#### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>50</sup>.Critical InfrastructureGN/A8Can the site meet the critical infrastructureGN/A

Yes

- requirements that will enable delivery<sup>51</sup>?
- 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.

Availa	Availability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	2 building on the site – possibly storage barns. Form says they would be removed or converted.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G			
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			
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 the site continue to next stage?			Yes		

<sup>&</sup>lt;sup>49</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <u>https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages\_towns\_and\_cities.pdf</u>)
<sup>50</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

<sup>&</sup>lt;sup>50</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>51</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

STAGE 1E ASSESSMENT         This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they may be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level Stassessment would still have to demonstrate Exceptional Circumstances to considered for allocation Plan.         Greenbelt         13       Is the site located within the Green Belt?       No         14       If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt       N/A         Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.       N/A         15a       Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?       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	ILAA
<ul> <li>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 SF assessment would still have to demonstrate Exceptional Circumstances to considered for allocation Plan.</li> <li>Greenbelt</li> <li>13 Is the site located within the Green Belt? No</li> <li>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</li> <li>Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.</li> <li>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?</li> <li>Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>Sites in Green Belt other than those covered by 14</li> </ul>	ILAA
Circumstances. Any site in the Green Belt that is determined as suitable based on the high level Shassessment would still have to demonstrate Exceptional Circumstances to considered for allocation Plan.           Greenbelt         No           13         Is the site located within the Green Belt?         No           14         If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, or no contribution? If yes, site progresses through to Stage 2.         N/A           15a         Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?         N/A           •         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)	
assessment would still have to demonstrate Exceptional Circumstances to considered for allocation Plan. <b>Greenbelt</b> 13       Is the site located within the Green Belt?       No         14       If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.       N/A         15a       Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?       N/A         •       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	
Plan.         Greenbelt         13       Is the site located within the Green Belt?       No         14       If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.       N/A         15a       Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?       N/A         •       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       Site site of the than those covered by 14	
Greenbelt       No         13       Is the site located within the Green Belt?       No         14       If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.       N/A         15a       Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?       N/A         •       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)       Nithin the Luton HMA         •       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       Sites in Green Belt other than those covered by 14	
13       Is the site located within the Green Belt?       No         14       If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.       N/A         15a       Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?       N/A         •       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	_
<ul> <li>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.</li> <li>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?</li> <li>Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>Sites in Green Belt other than those covered by 14</li> </ul>	
<ul> <li>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.</li> <li>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?</li> <li>Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HIMA</li> <li>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)</li> <li>Sites in Green Belt other than those covered by 14</li> </ul>	
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<ul> <li>circumstances?</li> <li>Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>Sites in Green Belt other than those covered by 14</li> </ul>	
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<ul> <li>school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>Sites in Green Belt other than those covered by 14</li> </ul>	
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<ul> <li>need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>Sites in Green Belt other than those covered by 14</li> </ul>	
<ul> <li>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)</li> <li>Sites in Green Belt other than those covered by 14</li> </ul>	
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network (A road or motorway) Sites in Green Belt other than those covered by 14	
Sites in Green Belt other than those covered by 14	
progress any further in this assessment of	
suitability.*	
15b Sites which have support from the local community N/A	
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	
2.52	
Does the site continue to next stage? Yes	

# STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2 ASSESSMENT**

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

Previously Developed Land			
16	Is the site Previously Developed Land in accordance	R	
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		

<sup>&</sup>lt;sup>52</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Page7C

	• 25% - 0% (Greenfield) (R)		
	munity	1	
17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Site is a mostly a field
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 529
	years, what has been the level of housing growth in		Number of houses in 2016: 562
	the parish?		Percentage growth: 6.24%
	<ul> <li>Less than 5% growth (G)</li> </ul>		
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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	Number of houses in 2016: 562
21		G	
	outstanding permissions (as of April 2016) were to		Number of outstanding completions in 2016: 7
	be completed?		
	<ul> <li>Less than 5% growth (G)</li> <li>E% to 20% security (A)</li> </ul>		Percentage growth: 1.25%
	• 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	1	
22	Are there any physical constraints or permanent	G	None
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement		
23	Would development of the site be complementary to	R	Development of this site would
	the existing settlement pattern, and would it have an		extend the settlement northwards
	adverse impact on any historic, unique or distinctive		into what is currently a track with
	characteristics of the settlement's built or natural		access to a small number of large
	form?		houses which are set and not
			related to the existing settlement.
Agric	ultural Land Quality		
24	Would the development impact on high quality	А	The site is in Grade 3 Agricultural
	agricultural land?		Land. The most recent data from
	50% or more in non-agricultural land (G)		Natural England does not sub-
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		classify Grades 3a and 3b.
			Therefore site must be rated
	• 50% or more in Grade 1, 2 or 3a (R)		Therefore site must be rate

		Amber.
1		

OTAG			
	SE 2 ASSESSMENT	into from	to obvice I are accelete. A read ration for
	stage further assesses the site's suitability using comme		
	uestion does not mean that the site will be automatically 2B will be looked at as a whole using planning balance		u at this stage as the fatilitys across
	sport and Access to Services	•	
25	Facilities and services		
23	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes.
	• 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)		
25b	Does the settlement have a Middle school (if	А	Flitwick has a middle school
	applicable)?		
	• Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Other catchment school available (A)</li> </ul>		
25c	Does the settlement have a Secondary/ Upper	А	Flitwick has an upper school.
	school?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
05.4	Other catchment school available (A)	^	
25d	Does the settlement have a GPs surgery or medical centre?	А	Flitwick has a GP surgery
	Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
26	What retail provision does the settlement offer?	R	None
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	R	
	least hourly at peak times):		
	<ul> <li>Less than 400m (G)</li> </ul>		
	• 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	
	• Less than 800m (G)		
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		

20	In the site approaches from the evicting read not work?		Access is vis a track which may
29	Is the site accessible from the existing road network?	R	Access is via a track which may need upgrading.
Scho	pol Capacity	I	
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue –
00			additional land may be required to
			enable an expansion. Middle and
			upper school places could be
			managed through a financial
			contribution.
31	If not, has a commitment been made to address	A	Nothing on the submission form
01	this?		Nothing of the Submission form
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	hage and Flooding (All sites subject to Sequential Te	1 1	
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
	site allocations, in regards to flood risk?		
	<ul> <li>No assessment required (G)</li> </ul>		
	<ul> <li>Consider Further Assessment (A)</li> </ul>		
	<ul> <li>Further Assessment Required (R)</li> </ul>		
	ronmental Health	1	
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
	will there be any remediation required?	_	
35	Adjoining uses	G	No immediate issues
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
<b>F</b>	noise and smell)		
	ronmental Constraints		
36	Landscape character	R	Development of site not acceptable
	What would the impacts of development be on the		in landscape terms; site forms
	landscape character or setting of the area or any		immediate landscape setting to
	designated landscapes? Would there be any direct		Conservation Area, with open
	or indirect harm to the Area of Outstanding Natural		views within highly sensitive Flit
~=	Beauty or the Nature Improvement Area?		Valley / Flitwick Moor.
37	Heritage/ Archaeology	Her: R	Heritage Objection - Impact on
	What would the impacts of development be on any	Arch:	setting of Listed Buildings and
	heritage assets and their setting?	А	Conservation Area.
	Are there any opportunities for enhancement of		Site has multi-period

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38	these assets? Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken Adjoins CWS, in NIA, possible SPI in farm buildings, buffer and enhance CWS & river corridor.
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R/A	RoW running across two edges of site, in Flit corridor – which is a strategic GI corridor. Adjacent to Flitton Moor wildlife site. Extensive hedgerow / treed areas around and through site, would need to be retained and enhanced, and ROW corridors enhanced around site, No loss of Leisure Strategy open space
Miner	als and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No Issues
Plann	ing History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		none
Does	the site continue to next stage?		No

### **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

This site is not appropriate for development. It is poorly related to the existing settlement and is located at the top of a track which is used to access a small number of large houses which are set back and not well related to the settlement. Development of this site would therefore be poorly related to the settlement and would drastically change the nature of the historic settlement pattern of Flitton which is majority linear in this place. In heritage terms development is not appropriate in this location due to the setting of the Conservation Area and Listed Buildings. In addition the site is not suitable in landscape terms because the site forms the landscape setting to the Conservation Area and plays a key role in maintaining the distinctive immediate character, set within the highly sensitive Flit Valley/Flitwick Moor Landscape. In terms of Green Infrastructure the extensive hedgerows/trees around and through the site would need to be retained and enhanced and ROW corridors around the site scores as red and further assessment would be required. The site also has multi-period archaeological potential and potential educational provision issues have been raised. The site adjoins a County Wildlife Site, whilst there are potential Species of Principle Importance in farm buildings and the river corridor would need buffering.

## Site Assessment Framework for HOUSING<sup>53</sup>

Site details	
Reference Number	NLP172
Site Name	Land off Sand Road
Site Address	Land off Sand Road, Flitton
Settlement	Flitton and Greenfield
Size	Submitted Developable Area: 3h to 5ha
	Submitted Whole Site Area: 6ha
	Measured GIS Area: 6.70ha
Proposed Use	Residential
Any other	
information	

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

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

STAGE 1A ASSESSM	ENT		
	sment rules out sites that are too sma	ll or confl	lict with national policy designations.
Provisional Site Capa			
1Is the site likely to dwellings? Work out the numuring density of depending on site services, take in areas of undever Site Size Gross•Up to 0.4 • 0.4 to 2 to • 2 hectare Note: for this call	o accommodate less than 10 mber of new homes from site size 30dph and exclude up to 40 % e size of land for infrastructure and to account topography or significant	No	Number of proposed dwellings as per proforma: 20-90 dwellings Number of proposed dwellings as per CBC methodology: 90 dwellings (using developable are of 5ha)
Flood Risk (All sites w	nich reach Stage 2 will be subject to the	he Seque	ntial Test)
2 Is more than 50° or 3?	% of the site located in Flood Zone 2	No	
3 Is more than 50° water flooding?	% of the site at risk from surface	No	
Nationally significant	designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
significant desig Scientific Interes	% of the site covered by nationally nations? These are: Sites of Special t, National Nature Reserves, iments, Registered Parks and	No	No designations on site.
5 Is more than 50° of Outstanding N	% of the site located within the Area latural Beauty?	No	No part of site covered by AONB.
Does the site continue			Yes

## **STAGE 1B ASSESSMENT**

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

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<sup>&</sup>lt;sup>53</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>54</sup>.

Relati	Relationship to Settlement					
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is borders the settlement envelope of Flitton and Greenfield. This site would present a logical extension to the existing settlement and there are no major barriers between the site and the existing settlement.			
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.			
Does	the site continue to next stage?	•	Yes			

#### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>55</sup>. Critical Infrastructure

8	Can the site meet the <b>critical infrastructure</b> requirements that will enable delivery <sup>56</sup> ?	G	Submission form states that there are no specific critical infrastructure requirements.
Does	the site continue to next stage?		Yes

# STAGE 1D ASSESSMENT

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

Availability 9 What is

9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is 100% Greenfield.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted by a representative of the sole landowner and states their intention to develop.
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	Submissions stated there were land ownership issues, however upon further investigation the person who submitted the site suggested this was a mistake.

<sup>&</sup>lt;sup>54</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )
<sup>55</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

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<sup>&</sup>lt;sup>55</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>56</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.
Does	the site continue to next stage?		Yes
This s scree Circui	<b>BE 1E ASSESSMENT</b> section records the findings of the Strategic Green Belt F ning of sites to determine whether they <u>may</u> be capable mstances. Any site in the Green Belt that is determined sement would still have to demonstrate Exceptional Circu <b>nbelt</b> Is the site located within the Green Belt? 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	of demo as suitat	nstrating Exceptional ble based on the high level SHLAA
15a	<ul> <li>2.</li> <li>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?</li> <li>Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)</li> <li>Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA</li> <li>Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)</li> <li>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.*</li> </ul>	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>57</sup>	N/A	
Does	the site continue to next stage?		Yes

## **STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)**

#### **STAGE 2 ASSESSMENT**

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

Page /

<sup>&</sup>lt;sup>57</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

40	In the site Drevievely Developed Landin accordence		Cita is 100% Orecastical
16	Is the site Previously Developed Land in accordance	R	Site is 100% Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	munity	1	
17	Neighbourhood Planning (only applicable in	No	Flitton and Greenfield are doing a
	designated areas)		joint Neighbourhood Plan with
	Is the site identified as a housing allocation in an		Pulloxhill.
	emerging Neighbourhood Plan?		The group have not yet reached
			draft plan stage.
18	Community Consultation	No	No community consultation has
	Has any community consultation taken place?		taken place.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No the site is 100% Greenfield.
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 529
	years, what has been the level of housing growth in		Number of houses in 2016: 562
	the parish?		Percentage growth: 6.24%
	<ul> <li>Less than 5% growth (G)</li> </ul>		
	• 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	Number of houses in 2016: 562
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 7
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage growth: 1.25%
	<ul> <li>5% to 20% growth (A)</li> </ul>		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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).		
Phys	ical Constraints		
22	Are there any physical constraints or permanent	G	There do not appear to be any
	features that affect the site's developability?		major physical constraints which
	For example pylons, gas works, sewage treatment		would affect deliverability.
	works, topography or wind turbines.		
Relat	tionship to Settlement		
23	Would development of the site be complementary to	А	A site of this size in Flitton and
	the existing settlement pattern, and would it have an		Greenfield would need to be well
	adverse impact on any historic, unique or distinctive		designed to still respect the existing
	characteristics of the settlement's built or natural		character of the settlement.
	form?		
Aario	cultural Land Quality	<u>.</u>	
<u>Agin</u>	······································		

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agricultural land?	Agricultural Land.
<ul> <li>50% or more in non-agricultural land (G)</li> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>	
• 50% or more in Grade 1, 2 or 3a (R)	

STAC	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	nts from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
	e 2B will be looked at as a whole using planning balance		5 5
	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	Yes.
	Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
25b	Does the settlement have a Middle school (if	А	Flitwick has 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	A	Flitwick has an upper school.
	school?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Other catchment school available (A)	•	
25d	Does the settlement have a GPs surgery or medical	А	Flitwick has a GP surgery
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	<ul> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>		
26	What retail provision does the settlement offer?	R	None
20	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	• None (R)		
27	Distance to bus stops with a frequent service (at	R	
	least hourly at peak times):		
	Less than 400m (G)		
	• 400m-800m (A)		
	• Over 800m (R)		
	<ul> <li>OR submission form stated that improved</li> </ul>		
	public transport facilities could be provided as		
Ì	part of the development (G)		

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		1	
	<ul> <li>Less than 800m (G)</li> </ul>		
	<ul> <li>800m-1200m (A)</li> </ul>		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Site fronts onto Sand Road and
23		Ŭ	Silsoe Road.
Saha	al Canadity		
	ol Capacity	•	
30	Do the local schools have capacity at all tiers?	А	Lower school may be an issue –
			additional land may be required to
			enable an expansion. Middle and
			upper school places could be
			managed through a financial
			contribution. Already a number of
			smaller developments in this area,
			financial contributions would
			mitigate impact.
31	If not, has a commitment been made to address	G	Submission suggests that a new
51	this?	0	lower school could be provided.
Mata			
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	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	l	
			No oignificant factures
34	Contamination	G	No significant features
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	G	
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints		
36	Landscape character	R/A	Scope for limited development set
	What would the impacts of development be on the	1.973	within wooded mitigation.
	landscape character or setting of the area or any		maint woodod fintigation.
1		1	
	designated landscapes? Would there be any direct		

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<ul> <li>or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</li> <li>37 Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</li> <li>38 Ecological Assets What would the impacts of development be on any What would the impacts of development be on any What would the impacts of development be on any What would the impacts of development be on any</li> </ul>	tial. No n. No Heritage birds, records
<ul> <li>37 Heritage/ Archaeology         <ul> <li>What would the impacts of development be on any heritage assets and their setting?             <ul></ul></li></ul></li></ul>	tial. No n. No Heritage birds, records
<ul> <li>What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</li> <li>38 Ecological Assets What would the impacts of development be on any What would the impacts of development be on any</li> </ul>	tial. No n. No Heritage birds, records
What would the impacts of development be on any of reptiles and brown	
biological, geological or ecological assets and are the NIA, extensive G there any opportunities for their enhancement?	
<b>39Open space/leisure and GI assets</b> Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?A/GNo parish GI plan, but identified in Mid Beds Lies within NIA. No le Strategy open space	s GI network. oss of Leisure
Minerals and Waste	
<b>40</b> What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	1
Planning History	
41       What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)       Part of site which fro submitted as CB/16/0 This was refused for development (outside envelope, absence or agreement for finance contributions and affinition of flood risk).	02632/OUT. residential e settlement f legal ial ordable information on
Does the site continue to next stage? Yes	

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

The site may be appropriate for development provided that appropriate landscape and ecological mitigation is undertaken and that design and density is sympathetic to the context of the surrounding area. A site of this size would need to be designed appropriately so as to not drastically change the character of the existing settlement. The site is however Grade 2 Agricultural Land and within a Minerals and Waste Safeguarding Area. Some potential educational provision issues have been identified but a larger site such as this one might have more potential for mitigation. Mitigation in the form of Green infrastructure would also be required to mitigate against landscape impacts and ecological impacts due to the records of reptiles and brown hares in this area.

## **STAGE 3 : ACHIEVABILITY**

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

Viability				
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable	G	The Council's Residential Development Viability Report (Feb	0
	high, medium or low?		2017) indicates that residual value	

	<ul> <li>High (G) Benchmark land value comfortably exceeded by likely residual value</li> </ul>	of development in this value area and at this scale would exceed
	<ul> <li>Low (A) Marginal viability, with likely residual</li> </ul>	both the upper and lower
	land value close to benchmark land value	benchmark land values and as
	<ul> <li>Very Low (R) Likely residual value well below</li> </ul>	such the report indicates that such
	benchmark land value	development would likely be viable.
Achie	vability	
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 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	Submissions suggests delivery
	delivery?	could commence in the first 0-5
	<ul> <li>0 to 5 years (deliverable)</li> <li>6 to 10 years</li> </ul>	years (deliverable).
	<ul><li>6 to 10 years</li><li>11 to 15 years</li></ul>	0 to 5 years
	<ul> <li>15 to 20 years</li> </ul>	
	<ul> <li>Outside Plan Period</li> </ul>	
46	What is the indicative build out time of the site?	Submission suggests that the site could bring forward up to 30 dwellings per annum over 4 years.

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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 50 dwellings per annum there after.
Does the site pass this stage?	Yes

## SUMMARY

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

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

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

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## Site Assessment Framework for HOUSING<sup>58</sup>

Site details	
Reference Number	NLP182
Site Name	Land between Church Lane and High Street
Site Address	Land between Church Land and High Street, Flitton, Beds
Settlement	Flitton and Greenfield
Size	Submitted Developable Area: 0.5 ha
	Submitted Whole Site Area: 0.73 ha
	Measured GIS Area: 0.78 ha
Proposed Use	Residential
Any other	
information	

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

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

ST VC	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations. Provisional Site Capacity				
		Ne	Numerican of an an analysis in an		
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as		
	dwellings?		per proforma:		
	Work out the number of new homes from site size				
	using density of 30dph and exclude up to 40 %				
	depending on site size of land for infrastructure and		5 to 10 dwellings		
	services, take into account topography or significant				
	areas of undevelopable land.				
	Site Size Gross to net ratio standards		Number of proposed dwellings as		
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>		per CBC methodology:		
	<ul> <li>0.4 to 2 hectares 80%</li> </ul>				
	<ul> <li>2 hectares or above 60%</li> </ul>		12 dwellings		
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2	No			
	or 3?				
3	Is more than 50% of the site at risk from surface	Yes			
	water flooding?				
	nally significant designations (All sites which reach S		e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	None		
	significant designations? These are: Sites of Special				
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	None		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		No		



<sup>&</sup>lt;sup>58</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

## Site Assessment Framework for HOUSING<sup>59</sup>

Site details		
Reference Number	NLP203	
Site Name	Land at Flitton Hill	
Site Address	Land at Flitton Hill	
Settlement	Flitton and Greenfield	
Size	Submitted Developable Area: 1.8 ha	
	Submitted Whole Site Area: 2.1 ha	
	Measured GIS Area: 2.1 ha	
Proposed Use	Residential	
Any other	Includes ALP240	
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.

OT A			
	SE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.
Prov	sional Site Capacity	T	
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as
	dwellings?		per proforma:
	Work out the number of new homes from site size		
	using density of 30dph and exclude up to 40 %		20-40 dwellings
	depending on site size of land for infrastructure and		
	services, take into account topography or significant		
	areas of undevelopable land.		
	Site Size Gross to net ratio standards		Number of proposed dwellings as
	• Up to 0.4 hectare 100%		per CBC methodology:
	• 0.4 to 2 hectares 80%		
	<ul> <li>2 hectares or above 60%</li> </ul>		43 dwellings
	Note: for this calculation use the submitted		5
	Developable Area, or the area measured in GIS if		
	this is smaller.		
Floo	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	No	No designations
	significant designations? These are: Sites of Special		
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within the Area	No	None
	of Outstanding Natural Beauty?		
Does	the site continue to next stage?		Yes
	•		

## **STAGE 1B ASSESSMENT**

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>60</sup>.

Relat	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site partially borders the settlement envelope to the south and is fairly well related to the existing settlement.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence		
Does	the site continue to next stage?		Yes		

	STAGE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>61</sup> .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	G	New access required. Supporting		
	requirements that will enable delivery <sup>62</sup> ?		info submitted		
Does the site continue to next stage?			Yes		

#### STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? 9 G Green field Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Sole Owner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G the proposed use? If yes, then score as Red because it's not eligible for allocation. Does the site continue to next stage? Yes

## STAGE 1E ASSESSMENT

<sup>&</sup>lt;sup>60</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )

<sup>&</sup>lt;sup>61</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>62</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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 13 Is the site located within the Green Belt? No 14 If answer to question 13 is yes, then does the site lie 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 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 N/A 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 guestion 15a will automatically progress through this stage to be considered further at Stage 2.63 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.

Previ	Previously Developed Land			
16	Is the site Previously Developed Land in accordance	R	field	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>			
Community				

<sup>&</sup>lt;sup>63</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
.,	designated areas)		is designated but no drait plan
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 529
20	years, what has been the level of housing growth in		Number of houses in 2000. 525
	the parish?		Percentage growth: 6.24%
			Fercentage growth. 0.24 %
	• 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	Number of houses in 2016: 562
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 7
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage growth: 1.25%
	<ul> <li>5% to 20% growth (A)</li> </ul>		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	None
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement		
23	Would development of the site be complementary to	G	Whilst the site would extend the
	the existing settlement pattern, and would it have an		settlement eastwards, it would not
	adverse impact on any historic, unique or distinctive		vastly change the settlement
	characteristics of the settlement's built or natural		pattern.
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Site in Grade 2
	agricultural land?		
	50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 30, 4 or 3 (A)</li> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		
	$\bullet$ 60% or more in (2rede 1, 2 or 20, 70)		

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STAGE 2 ASSESSMENT

This s	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
	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	<u> </u>	
25a	Does the settlement have a Primary/Lower school?	G	Yes.
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	Not in the settlement or an adjoining		
	settlement (R)		
25b	Does the settlement have a Middle school (if	A	Flitwick has a middle school
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> <li>Other established and evolution (A)</li> </ul>		
25.0	Other catchment school available (A)		Flitwick has an unner school
25c	Does the settlement have a Secondary/ Upper school?	A	Flitwick has an upper school.
	Yes, in the settlement (G)		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Other catchment school available (A)</li> </ul>		
25d	Does the settlement have a GPs surgery or medical	A	Flitwick has a GP surgery
200	centre?		intwick has a Or Surgery
	Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		
	<ul> <li>Not in the settlement or an adjoining</li> </ul>		
	settlement (R)		
26	What retail provision does the settlement offer?	R	None
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	R	
	least hourly at peak times):		
	<ul> <li>Less than 400m (G)</li> </ul>		
	• 400m-800m (A)		
	<ul> <li>Over 800m (R)</li> </ul>		
	<ul> <li>OR submission form stated that improved</li> </ul>		
	public transport facilities could be provided as		
	part of the development (G)	_	
28	Distance to nearest train station:	R	Details
	• Less than 800m (G)		
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Site fronts onto Flitton Hill
	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue –
			additional land may be required to

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		1	
			enable an expansion. Middle and
			upper school places could be
			managed through a financial
			contribution.
31	If not, has a commitment been made to address this?	A	Nothing on submission
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
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	G	No immediate issues
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
	onmental Constraints		
36	Landscape character	R	Development of site not acceptable
	What would the impacts of development be on the		in landscape terms; open, elevated,
	landscape character or setting of the area or any		exposed site beyond settlement
	designated landscapes? Would there be any direct		envelope. Wide ranging, sensitive
	or indirect harm to the Area of Outstanding Natural		envelope. Wide ranging, sensitive rural views
	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		rural views
37	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology	Her:	rural views No Heritage comment.
37	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology What would the impacts of development be on any	G	rural views No Heritage comment. Site has multi-period
37	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?		rural views No Heritage comment. Site has multi-period archaeological potential but this
37	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	G	rural views No Heritage comment. Site has multi-period archaeological potential but this would not prevent allocation
37	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	G Arch:	rural views No Heritage comment. Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is
37	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	G Arch: A	rural views No Heritage comment. Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken
37 38	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets? Ecological Assets	G Arch:	rural views No Heritage comment. Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is
	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G Arch: A	rural views No Heritage comment. Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken

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39 Open space/leisure and GI assets	A /O	
Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/G	Within Greensand NIA, would require habitat enhancement, and retention of existing habitats. RoW on eastern edge, would require enhancement, and development to relate positively to this corridor. No loss of LS open space
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		
<b>41</b> What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		none
Does the site continue to next stage?		Yes

### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is considered worthy of further assessment, however a number of constraints have been identified. The site is within Grade 2 Agricultural Land, and in landscape terms it is open and elevated and there would be an impact on wide ranging rural views. Some potential issues with education capacity have been raised, but a site of this size is more likely to be able to mitigate this than a much smaller site. The site also has multi-period archaeological potential, and the ROW on the eastern edge would require enhancement. The site will be considered further to understand the potential for mitigation for the identified issues.

### **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	<ul> <li>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</li> <li>High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>Low (A) Marginal viability, with likely residual land value close to benchmark land value</li> <li>Very Low (R) Likely residual value well below benchmark land value</li> </ul>	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable
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 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

45	When can the scheme realistically commence delivery?	<ul> <li>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%.</li> <li>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</li> </ul>
	<ul> <li>0 to 5 years (deliverable)</li> <li>6 to 10 years</li> <li>11 to 15 years</li> <li>15 to 20 years</li> <li>Outside Plan Period</li> </ul>	0 to 5 years
46	What is the indicative build out time of the site?	All 15 dwellings in one year The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 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:

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The strategy, vision and objectives proposed in the draft plan •

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- Technical evidence studies •
- The sustainability appraisal process •
- The results of public consultation Flood Risk Sequential Approach •
- •
- Further transport modelling •
- Consultation with neighbouring authorities •

## Site Assessment Framework for HOUSING<sup>64</sup>

Site details	
Reference Number	NLP272
Site Name	Land to rear of 7-8 Moat Farm Close
Site Address	7-8 Moat Farm Close, Greenfield
Settlement	Flitton and Greenfield
Size	Submitted Developable Area: 0.89 ha
	Submitted Whole Site Area: 0.89 ha
	Measured GIS Area: 0.86 ha
Proposed Use	Residential
Any other	Includes two existing dwellings but not clear if these would be demolished.
information	

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

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity	-	
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted	No	Number of proposed dwellings as per proforma: Up to 24 dwellings Number of proposed dwellings as per CBC methodology: 21 dwellings
	Developable Area, or the area measured in GIS if this is smaller.		
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	None
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None
Does	the site continue to next stage?		No
	• • • • • • • • • • • • • • • • • • •		·

## **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

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<sup>&</sup>lt;sup>64</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>65</sup>.

Relat	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is well related to the existing settlement, bordering the settlement envelope to the east and north.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.
Does	the site continue to next stage?		Yes

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>66</sup>.

 Critical Infrastructure
 G
 Access from the High Street, Greenfield. Has good bus route, school and utilities

 B
 Can the site meet the critical infrastructure
 G
 Access from the High Street, Greenfield. Has good bus route, school and utilities

 Does the site continue to next stage?
 Yes

#### **STAGE 1D ASSESSMENT** This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** 9 What is the existing use of the site? А Site includes two existing Would the existing use limit the development residential properties but it's not clear whether these would be potential? redeveloped also 10 Sole land owner Is the land controlled by a developer or land owner G who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G None the proposed use? If yes, then score as Red because it's not eligible for allocation. Does the site continue to next stage? Yes

<sup>&</sup>lt;sup>65</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )

<sup>&</sup>lt;sup>66</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>67</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

STAC	E 1E ASSESSMENT		
	ection records the findings of the Strategic Green Belt F		ad also providos a proliminary
	ning of sites to determine whether they may be capable		
	nstances. Any site in the Green Belt that is determined		
	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the
Plan.	h alt		
Green		NI-	
13	Is the site located within the Green Belt?	No	
14	If answer to question 13 is yes, then does the site lie	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	N/A	
	may outweigh the harm to the Green Belt and which		
	may contribute to identification of exceptional		
	circumstances?		
	<ul> <li>Adjoining settlement has at least 3 of the</li> </ul>		
	following key local services - convenience		
	shop, lower school, middle school, upper		
	school, village hall, GP surgery, post office,		
	library (use settlement audit)		
	<ul> <li>Site makes a strong contribution to housing</li> </ul>		
	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		
15b	suitability.* Sites which have support from the local community	N/A	
130	as demonstrated through an allocation in an adopted	N/A	
	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 2.68		
Deeg			Vaa
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.

Previ	ously Developed Land		
16	Is the site Previously Developed Land in accordance	R	Less than 25% overlaps over 2
	with the NPPF definition?		existing houses though it's not
	• 76% - 100% (G)		clear if these would be demolished.
	• 26 - 75% (A)		

<sup>&</sup>lt;sup>68</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

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•	• 25% - 0% (Greenfield) (R)		
	munity		
17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 529
20	years, what has been the level of housing growth in		Number of houses in 2006: 525
	the parish?		Percentage growth: 6.24%
	Less than 5% growth (G)		r croonago growan o.2 170
	•		
	• 5% to 20% growth (A)		
	More than 20% growth (R)  This is calculated human diagonal for a state of the former of the second se		
	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	Number of houses in 2016: 562
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 7
	Less than 5% growth (G)		Percentage growth: 1.25%
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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).		
Phys	ical Constraints		
22	Are there any physical constraints or permanent	G	None
	features that affect the site's developability?	_	
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement		
23	Would development of the site be complementary to	G	No impact.
23	the existing settlement pattern, and would it have an	0	
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Aaria			
	ultural Land Quality	D	Land in Crade 2
24	Would the development impact on high quality	R	Land is Grade 2
	agricultural land?		
	• 50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>	1	

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any question Stage 2B wiTransport a Ques Coun25Facili Ques Coun25aDoes a applic25bDoes applic25bDoes applic25bDoes applic25bDoes applic25cDoes school25dDoes applic25dDoes applic25dDoes applic25dDoes applic25dDoes applic25dDoes applic25dDoes applic26What a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a a	urther assesses the site's suitability using common does not mean that the site will be automatical ill be looked at as a whole using planning balance and Access to Services ities and services stion 26 considers the suitability and sustainability incit's Settlement Hierarchy Audit. es relating to capacity are assessed separately the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol? Yes, in the settlement (G)	y of the s	Add at this stage as the ratings across site for housing. It links to the Yes. Flitwick has a middle school
Stage 2B wiTransport a25Facili Ques Coun25Does25aDoes25bDoes applic25cDoes school25dDoes school25dDoes school25dDoes school25dDoes school25dDoes school26What state27Distate	ill be looked at as a whole using planning balance and Access to Services ities and services stion 26 considers the suitability and sustainability neil's Settlement Hierarchy Audit. es relating to capacity are assessed separately the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol?	y of the s	site for housing. It links to the Yes. Flitwick has a middle school
Transport a25Facili Ques CounIssueIssue25aDoes applic25bDoes applic25cDoes school25dDoes school25dDoes school25dDoes school25dDoes school25dDoes school25dDoes school25dDoes school25dDoes school25dDoes school25dDoes school26What stat27Distat	and Access to Services ities and services stion 26 considers the suitability and sustainability ncil's Settlement Hierarchy Audit. es relating to capacity are assessed separately the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol?	y of the s	Yes. Flitwick has a middle school
25Facili Ques CounIssue25aDoes25bDoes applic25bDoes applic25cDoes schoc25dDoes schoc25dDoes schoc25dDoes schoc25dDoes schoc25dDoes schoc25dDoes schoc25dDoes schoc25dDoes schoc25dDoes schoc25dDoes schoc27Distant	ities and services stion 26 considers the suitability and sustainability noil's Settlement Hierarchy Audit. es relating to capacity are assessed separately the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol?	G	Yes. Flitwick has a middle school
Ques Coun Issue 25a Does 25b Does applic • • • • • • • • • • • • • • • • • • •	<ul> <li>stion 26 considers the suitability and sustainability and sus</li></ul>	G	Yes. Flitwick has a middle school
25a Coun Issue 25a Does • • • 25b Does applic • • • • • • • • • • • • • • • • • • •	<ul> <li>acid's Settlement Hierarchy Audit.</li> <li>as relating to capacity are assessed separately</li> <li>a the settlement have a Primary/Lower school? Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> <li>Not in the settlement or an adjoining</li> <li>settlement (R)</li> <li>a the settlement have a Middle school (if</li> <li>cable)?</li> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> <li>Other catchment school available (A)</li> <li>a the settlement have a Secondary/ Upper ol?</li> </ul>	G	Yes. Flitwick has a middle school
25a Coun Issue 25a Does • • • 25b Does applic • • • • • • • • • • • • • • • • • • •	<ul> <li>acid's Settlement Hierarchy Audit.</li> <li>as relating to capacity are assessed separately</li> <li>a the settlement have a Primary/Lower school? Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> <li>Not in the settlement or an adjoining</li> <li>settlement (R)</li> <li>a the settlement have a Middle school (if</li> <li>cable)?</li> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> <li>Other catchment school available (A)</li> <li>a the settlement have a Secondary/ Upper ol?</li> </ul>	G	Yes. Flitwick has a middle school
Issue 25a Does 25b Does applic 25b Does school 25c Does school 25d Does school 25d Does school 25d Does school 25d Does school 26 What	es relating to capacity are assessed separately the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol?	A	Flitwick has a middle school
<ul> <li>25a Does</li> <li>25b Does applic</li> <li>25b Does applic</li> <li>25c Does school</li> <li>25c Does school</li> <li>25d Does centre</li> <li>25d Does centre</li> <li>26 What</li> <li>27 Distan</li> </ul>	<ul> <li>the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R)</li> <li>the settlement have a Middle school (if cable)? 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)</li> <li>the settlement have a Secondary/ Upper ol?</li> </ul>	A	Flitwick has a middle school
<ul> <li>25a Does</li> <li>25b Does applic</li> <li>25b Does applic</li> <li>25c Does school</li> <li>25c Does school</li> <li>25d Does centre</li> <li>25d Does centre</li> <li>26 What</li> <li>27 Distan</li> </ul>	<ul> <li>the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R)</li> <li>the settlement have a Middle school (if cable)? 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)</li> <li>the settlement have a Secondary/ Upper ol?</li> </ul>	A	Flitwick has a middle school
<ul> <li>25b Does applic</li> <li>25c Does school</li> <li>25c Does school</li> <li>25d Does centre</li> <li>25d What</li> <li>3</li> <li>26 What</li> <li>3</li> <li>3</li> <li>4</li> <li>4</li> <li>5</li> <li>5</li> <li>4</li> <li>5</li> <li>6</li> <li>7</li> <li< th=""><th>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) the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol?</th><th>A</th><th>Flitwick has a middle school</th></li<></ul>	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) the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol?	A	Flitwick has a middle school
25c Does school 25d Does centre 25d What 26 What	Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol?	A	
25c Does school 25d Does centre 25d What 26 What	No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol?	A	
25c Does school 25d Does centre 25d What 26 What	Not in the settlement or an adjoining settlement (R) the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol?		
25c Does school 25d Does centre 25d What 26 What	settlement (R) the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol?		
25c Does school 25d Does centre 25d What 26 What	the settlement have a Middle school (if cable)? 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) the settlement have a Secondary/ Upper ol?		
25c Does school 25d Does centre 25d What 26 What	cable)? 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) the settlement have a Secondary/ Upper ol?		
25c         Does school           25d         Does school           25d         Does centre           25d         Does school           25d         Does school           27         Distant	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) the settlement have a Secondary/ Upper ol?		
25d Does centre 26 What 27 Distan	Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) the settlement have a Secondary/ Upper ol?		
25d Does centre 26 What 27 Distan	No, but an adjoining settlement does (A) Other catchment school available (A) the settlement have a Secondary/ Upper ol?		· ·
25d Does centre 26 What 27 Distan	Other catchment school available (A) the settlement have a Secondary/ Upper ol?	A	
25d Does centre 26 What 27 Distan	the settlement have a Secondary/ Upper ol?	A	
25d Does centre 26 What 27 Distan	ol?	A	
25d Does centre 26 What 27 Dista			Flitwick has an upper school.
26 What 27 Distan	Yes, in the settlement (G)		
26 What 27 Distan			
26 What 27 Distan	Yes, proposed as part of the development (G)		
26 What 27 Distan	No, but an adjoining settlement does (A)		
26 What 27 Distan	Other catchment school available (A)		
26 What 27 Distan	the settlement have a GPs surgery or medical	А	Flitwick has a GP surgery
27 Dista	e?		
27 Dista	Yes, in the settlement (G)		
27 Dista	Yes, proposed as part of the development (G)		
27 Dista	No, but an adjoining settlement does (A)		
27 Dista	Not in the settlement or an adjoining		
27 Dista	settlement (R)		
27 Dista	t retail provision does the settlement offer?	R	None
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
	nce to bus stops with a frequent service (at	R	-
•	hourly at peak times):	-	
	Less than 400m (G)		
•	400m-800m (A)		
•	Over 800m (R)		
	OR submission form stated that improved		
28 Dista	OR submission form stated that improved public transport facilities could be provided as	R	
	OR submission form stated that improved public transport facilities could be provided as part of the development (G)		
•	OR submission form stated that improved public transport facilities could be provided as part of the development (G) nce to nearest train station:		
•	OR submission form stated that improved public transport facilities could be provided as part of the development (G) nce to nearest train station: Less than 800m (G)		
•	OR submission form stated that improved public transport facilities could be provided as part of the development (G) nce to nearest train station: Less than 800m (G) 800m-1200m (A)		
29 Is the School Cap	OR submission form stated that improved public transport facilities could be provided as part of the development (G) nce to nearest train station: Less than 800m (G)	G	Site fronts onto High Street

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		-	
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue – additional land may be required to enable an expansion. Middle and upper school places could be managed through a financial contribution.
31	If not, has a commitment been made to address this?	A	Submission form mentions education contribution S106/CIL
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	ct)	
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	<ul> <li>site allocations, in regards to flood risk?</li> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	6	water flooding, assessment is unlikely to be required
Envir	onmental Health		
34	<b>Contamination</b> 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)	G	No immediate issues
Envir	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Limited opportunity for development of site; settlement edge, would require effective / appropriate landscape mitigation to boundaries
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	Her: G Arch: A	No heritage comment. Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.
		-	
38	Ecological Assets	G	NIA, opportunities for enhancement

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	What would the impacts of development be on any		retain and buffer existing habitat
	biological, geological or ecological assets and are		features.
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	A/G	No loss of Leisure Strategy open
	Are there any potential conflicts with open space,		space.
	leisure designations or Rights of Way? Is there		Within Greensand NIA, would
	capacity to provide the required levels of open space		require habitat enhancement, and
	and green infrastructure?		retention of existing habitats.
Minerals and Waste			
40	What would the impacts of development be on	G	No Issue
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plan	ning History		
41	What is the sites planning history? (For example		None
	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 will be considered further, however some constraints have been noted. The site is Grade 2 Agricultural Land and potential issues in terms of education capacity have been raised. Appropriate landscaping would be required on the boundaries to mitigate against the surrounding landscape. The site also has multi-period archaeological potential. The site will be considered further to understand the potential for mitigation.

#### **STAGE 3 : ACHIEVABILITY**

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

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

Viabi	lity		
43	<ul> <li>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</li> <li>High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>Low (A) Marginal viability, with likely residual land value close to benchmark land value</li> <li>Very Low (R) Likely residual value well below benchmark land value</li> </ul>	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable
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 Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in

		2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	<ul> <li>When can the scheme realistically commence delivery?</li> <li>0 to 5 years (deliverable)</li> <li>6 to 10 years</li> <li>11 to 15 years</li> <li>15 to 20 years</li> <li>Outside Plan Period</li> </ul>	In year 2
46	What is the indicative build out time of the site?	All 15 dwellings in one year The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does	the site pass this stage?	Yes

## SUMMARY

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

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

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies

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- •
- •
- •
- •
- The sustainability appraisal process The results of public consultation Flood Risk Sequential Approach Further transport modelling Consultation with neighbouring authorities •

## Site Assessment Framework for HOUSING<sup>69</sup>

Site details			
Reference Number	NLP273		
Site Name	Land off Westoning Road		
Site Address	Land off Westoning Road, Westoning Road, Greenfield		
Settlement	Flitton and Greenfield		
Size	Submitted Developable Area: 6.5ha		
	Submitted Whole Site Area: 6.5ha		
	Measured GIS Area: 6.48ha		
Proposed Use	Residential		
Any other			
information			

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

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

CT V C	GE 1A ASSESSMENT		
		ll or oonf	list with notional policy designations
	stage of the assessment rules out sites that are too sma		lict with hational policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as
	dwellings?		per proforma:
	Work out the number of new homes from site size		
	using density of 30dph and exclude up to 40 %		Up to 175 dwellings
	depending on site size of land for infrastructure and		
	services, take into account topography or significant		
	areas of undevelopable land.		Number of proposed dwellings as
	Site Size Gross to net ratio standards		per CBC methodology:
	• Up to 0.4 hectare 100%		
	• 0.4 to 2 hectares 80%		117 dwellings
	2 hectares or above 60%		
	Note: for this calculation use the submitted		
	Developable Area, or the area measured in GIS if		
	this is smaller.		
Flood	Risk (All sites which reach Stage 2 will be subject to 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	No	
	water flooding?		
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally	No	No designations on site.
	significant designations? These are: Sites of Special		
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within the Area	No	No part of site covered by AONB.
	of Outstanding Natural Beauty?		
Does	the site continue to next stage?		Yes

## **STAGE 1B ASSESSMENT**

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

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<sup>&</sup>lt;sup>69</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>70</sup>.

Relati	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is not well related to the settlement and lies some distance from the existing settlement envelope. It does not present a logical option for 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	No coalescence issues.
Does	the site continue to next stage?		No

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<sup>&</sup>lt;sup>70</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf</a> )

## Site Assessment Framework for HOUSING<sup>71</sup>

Site details			
Reference Number	NLP449		
Site Name	No name		
Site Address	96 Greenfield Road and Land Behind		
Settlement	Flitton and Greenfield		
Size	Submitted Developable Area: No area specified ha		
	Submitted Whole Site Area: No area specified ha		
	Measured GIS Area:1.7 ha		
Proposed Use	Residential		
Any other			
information			

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

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

STAGE 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provisional Site Capacity					
1 Is the site likely to accommodate le dwellings? Work out the number of new home using density of 30dph and exclude	s from site size e up to 40 %	No	Number of proposed dwellings as per proforma: 25 dwellings		
depending on site size of land for i services, take into account topogra areas of undevelopable land.	phy or significant				
Site Size Gross to net ratio standa • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80%	ds		Number of proposed dwellings as per CBC methodology:		
• 2 hectares or above 60% Note: for this calculation use the su Developable Area, or the area mea			41 dwellings Form mentions site area is 1.55 in		
this is smaller.			Q 8.3 which would equal 37 dwgs		
Flood Risk (All sites which reach Stage 2	will be subject to the	e Seque	ntial Test)		
2 Is more than 50% of the site locate or 3?		No			
3 Is more than 50% of the site at risk water flooding?	from surface	No			
Nationally significant designations (All	sites which reach Sta	age 2 be	e subject to detailed assessment)		
4 Is more than 50% of the site cover significant designations? These are Scientific Interest, National Nature Scheduled Monuments, Registered Gardens.	e: Sites of Special Reserves,	No	No designations		
5 Is more than 50% of the site locate of Outstanding Natural Beauty?	d within the Area	No	None		
Does the site continue to next stage?			Yes		

## **STAGE 1B ASSESSMENT**

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

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<sup>&</sup>lt;sup>71</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more<sup>72</sup>.

Relat	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site would be accessed from the main road and is well related to the settlement at the access point. However, development of the site would constitute a back-land development with a relatively weak relationship to the existing settlement.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G			
Does	the site continue to next stage?	•	Yes		

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs<sup>73</sup>.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure needs<sup>74</sup>?

 8
 Can the site meet the critical infrastructure needs<sup>74</sup>?

 9
 Can the site meet the critical infrastructure needs<sup>74</sup>?

 9
 Can the site meet the critical infrastructure needs<sup>74</sup>?

 9
 Can the site meet the critical infrastructure needs<sup>74</sup>?

 9
 Can the site meet the critical infrastructure needs<sup>74</sup>?

 9
 Can the site meet the critical infrastructure needs<sup>74</sup>?

 9
 Can the site meet the critical infrastructure needs<sup>74</sup>?

 9
 Site has good access to roads, mains gas, water, sewers, electricity

Yes

Does the site continue to next stage?

The site continue to thext stage:		163
E 1D ASSESSMENT		
age of the assessment rules out sites that are not avail	able. A s	site is considered available for
pment where there are no legal or ownership problems	and the	landowner has expressed an
on to develop the site.		
bility		
What is the existing use of the site?	G	Residential house and gardens
Would the existing use limit the development		with the field behind
potential?		
Is the land controlled by a developer or land owner	G	Part owner but all landowners are
who has expressed an intention to develop the site?		intent on developing the site
Are there any legal or ownership problems that could	G	
delay or prevent development?		
If Yes, then can these be issues be realistically		
overcome?		
Does the site already have planning permission for	G	
the proposed use? If yes, then score as Red		
	<b>E 1D ASSESSMENT</b> age of the assessment rules out sites that are not avail pment where there are no legal or ownership problems on to develop the site. bility What is the existing use of the site? Would the existing use limit the development potential? Is the land controlled by a developer or land owner who has expressed an intention to develop the site? Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome? Does the site already have planning permission for	<b>E 1D ASSESSMENT</b> age of the assessment rules out sites that are not available. A septement where there are no legal or ownership problems and the problem to develop the site.         bility         What is the existing use of the site?       G         Would the existing use limit the development potential?       G         Is the land controlled by a developer or land owner who has expressed an intention to develop the site?       G         Are there any legal or ownership problems that could delay or prevent development?       G         If Yes, then can these be issues be realistically overcome?       G         Does the site already have planning permission for       G

<sup>&</sup>lt;sup>72</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led garden villages</a> towns and cities.pdf )
<sup>73</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

<sup>&</sup>lt;sup>73</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.
<sup>74</sup> This is an approximate the infrastructure that must happen to enable physical development.

<sup>&</sup>lt;sup>74</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT				
This section records the findings of the Strategic Green Belt Review and also provides a preliminary				
	screening of sites to determine whether they <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			
	sment would still have to demonstrate Exceptional Circu	unstance		
Plan.				
Greer		NI-		
13	Is the site located within the Green Belt?	No		
14	If answer to question 13 is yes, then does the site lie	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	N/A		
	may outweigh the harm to the Green Belt and which			
	may contribute to identification of exceptional			
	circumstances?			
	<ul> <li>Adjoining settlement has at least 3 of the</li> </ul>			
	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		, i i i i i i i i i i i i i i i i i i i	
	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	N/A		
	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			
	$2.^{75}$			
Does	the site continue to next stage?		Yes	
DUES	the site continue to hear staye!		100	

## 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.

Flev	Freviously Developed Land			1
16	Is the site Previously Developed Land in accordance	R	95% field	
	with the NPPF definition?			

<sup>&</sup>lt;sup>75</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 76% 100% (C)		
	<ul> <li>76% - 100% (G)</li> <li>26 - 75% (A)</li> </ul>		
Com	• 25% - 0% (Greenfield) (R) munity		
17	Neighbourhood Planning (only applicable in	No	Is designated but no draft plan
17	designated areas)	INU	is designated but no drait plan
	Is the site identified as a housing allocation in an		
18	emerging Neighbourhood Plan? Community Consultation	No	
10		INO	
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
19	response.	No	
19	Sustainability of Settlement	No	Its agricultural
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
<b>C</b>	house etc)		
	ulative Impact	•	Number of houses in 0000, 500
20	Considering housing completions over the past 10	А	Number of houses in 2006: 529
	years, what has been the level of housing growth in		Number of houses in 2016: 562
	the parish?		Percentage growth: 6.24%
	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	Number of houses in 2016: 562
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 7
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage growth: 1.25%
	• 5% to 20% growth (A)		
	<ul> <li>More than 20% growth (R)</li> </ul>		
	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).		
Phys	ical Constraints		
22	Are there any physical constraints or permanent	G	None
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement		
23	Would development of the site be complementary to	А	Development of the site would
	the existing settlement pattern, and would it have an		constitute back-land development
	adverse impact on any historic, unique or distinctive		in what is currently a relatively
	characteristics of the settlement's built or natural		linear settlement.
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Site in Grade 2
	agricultural land?		
	• 50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
		1	

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-	TAGE 2 ASSESSMENT				
	s stage further assesses the site's suitability using comments from technical specialists. A red rating for question does not mean that the site will be automatically excluded at this stage as the ratings across				
	2B will be looked at as a whole using planning balance		a at this stage as the ratings across		
	sport and Access to Services	;.			
25	Facilities and services				
25	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the		
	Council's Settlement Hierarchy Audit.		le for fieldsing. It links to the		
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Yes.		
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Not in the settlement or an adjoining				
	settlement (R)				
25b	Does the settlement have a Middle school (if	А	Flitwick has 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	А	Flitwick has an upper school.		
	school?				
	Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>		~		
	<ul> <li>Other catchment school available (A)</li> </ul>				
25d	Does the settlement have a GPs surgery or medical	A	Flitwick has a GP surgery		
	centre?				
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Not in the settlement or an adjoining				
	settlement (R)	<b>D</b>	Neve		
26	What retail provision does the settlement offer?	R	None		
	Town Centre/ Supermarket (G)     Conversion on Store (Deat Office (Newspace)				
	Convenience Store / Post Office / Newsagent				
	(A) • None (R)				
27	Distance to bus stops with a frequent service (at	R			
21	least hourly at peak times):				
	Less than 400m (G)				
	• 400m-800m (A)				
	<ul> <li>Over 800m (R)</li> </ul>				
	<ul> <li>OR submission form stated that improved</li> </ul>				
	public transport facilities could be provided as				
	part of the development (G)				
28	Distance to nearest train station:	R			
	Less than 800m (G)				
	<ul> <li>800m-1200m (A)</li> </ul>				
	• Over 1200m (R)				
I		1	l		

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29	Is the site accessible from the existing road network?	R	No. Need to demolish dwelling to
29	Is the site accessible norm the existing road network?	ĸ	access the site.
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue – additional land may be required to enable an expansion. Middle and upper school places could be managed through a financial contribution.
31	If not, has a commitment been made to address this?	А	Nothing on submission form
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	et)	any upgrades required.
33	<ul> <li>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</li> <li>No assessment required (G)</li> <li>Consider Further Assessment (A)</li> <li>Further Assessment Required (R)</li> </ul>	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Envir	onmental Health	J	
34	<b>Contamination</b> 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)	G	No immediate issues
	onmental Constraints		Development (1)
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development of site not acceptable in landscape terms; open site forming part of wider landscape buffer containing settlement envelope.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: G Arch: A	No heritage comment. Site has multi-period archaeological potential but this would not prevent allocation

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	providing appropriate mitigation is undertaken			
38 Ecological Assets What would the impacts of develo biological, geological or ecologica there any opportunities for their e	s and are			
39 Open space/leisure and GI asso Are there any potential conflicts w leisure designations or Rights of capacity to provide the required le and green infrastructure?	s there of site, development would need to			
Minerals and Waste				
40 What would the impacts of develor safeguarded minerals and waste mineral safeguarding sites?				
Planning History				
41 What is the sites planning history planning applications and submis Allocations Plans)				
Does the site continue to next stage?	Yes			

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

Is the site suitable for the proposed development?

This site will be considered further, however there are concerns that development of this site would constitute a form of back-land development poorly related to the existing settlement. In landscape terms, the open site forms part of the wider landscape buffer which contains the settlement. The site is Grade 2 Agricultural Land, and concerns over education provision have been raised. This site will be considered further to understand whether there is the potential for landscape mitigation and a design which enables the site to be better related to the existing settlement.

## **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	Viability				
43	<ul> <li>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</li> <li>High (G) Benchmark land value comfortably exceeded by likely residual value</li> <li>Low (A) Marginal viability, with likely residual land value close to benchmark land value</li> <li>Very Low (R) Likely residual value well below benchmark land value</li> </ul>	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.		
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 Central Bedfordshire has seen		

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	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. In year 2
Outside Plan Period     What is the indicative build out time of the site?	The Case Study Sites outlined
	within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?	Yes

## SUMMARY

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

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

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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

# Central Bedfordshire

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