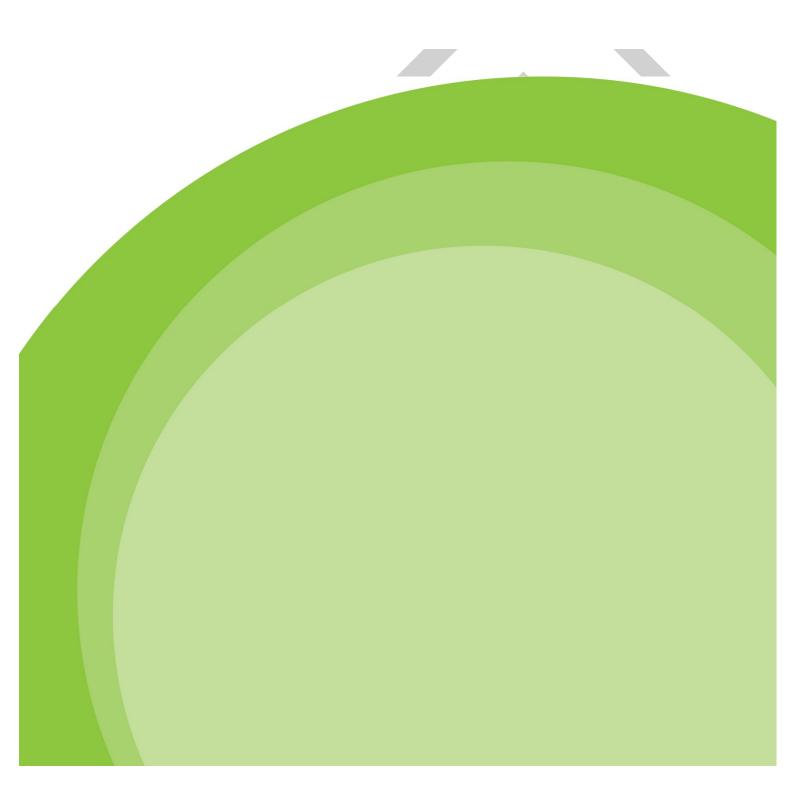


# **Site Assessment Forms**

Flitwick



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

Site details		
Reference Number	ALP098	
Site Name	Land east of Chauntry Way, Flitwick	
Site Address	Land east of Chauntry Way, Flitwick	
Settlement	Flitwick	
Size	Submitted Developable Area: 2.09ha	
	Submitted Whole Site Area: 2.09ha	
	Measured GIS Area: 2.18ha	
Proposed Use	Residential	
Any other	Similar site NLP245	
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	II or conf	lict with national policy designations.
Provi	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.	No	Number of proposed dwellings as per proforma: 65-70 dwellings
	Site Size Gross to net ratio standards  Up to 0.4 hectare 100%  0.4 to 2 hectares 80%  2 hectares or above 60%		Number of proposed dwellings as per CBC methodology:  38 dwellings
	Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.		
	d Risk (All sites which reach Stage 2 will be subject to the		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	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?		Yes

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

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

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

	towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will			
_	provide 1,500 homes or more <sup>2</sup> .			
Relati	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self-	G	The site is well related to the	
	contained, is the site a logical extension to the		existing settlement.	
	settlement or are there any major physical			
	constraints(for example A roads, rivers or railways)			
	that separate it from the main settlement?			
7	Does the site cause coalescence between an	G	No coalescence issues.	
	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.			
	marriada comon or the one.			
Does the site continue to next stage?				

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>3</sup> .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> ?	A	This was not asked 2014	in Call for sites
Does the site continue to next stage?			Yes	

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

The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>)

<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.

Does the site continue to next stage?	Yes

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

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

	Plati.				
Greer	Greenbelt				
13	Is the site located within the Green Belt?	Yes	100% Green Belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No			
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)  • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA  • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)  Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	Less than 100 dwellings.		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.5	No			
Does	the site continue to next stage?		No		

<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.

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

Site details	
Reference Number	ALP174
Site Name	Land Adjacent to Maulden Road
Site Address	Land Adjacent to Maulden Road, Flitwick
Settlement	Flitwick
Size	Submitted Developable Area: 6ha
	Submitted Whole Site Area: 11ha
	Measured GIS Area: 10.94ha
Proposed Use	Mixed use development: Employment, residential, community building
Any other	Adjoins submission ALP177. ALP177 and ALP174 resubmitted as joint submission
information	NLP321.

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

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
	sional Site Capacity	T	
1	Is the site likely to accommodate less than 10 dwellings?  Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.  Site Size Gross to net ratio standards  Up to 0.4 hectare 100%  0.4 to 2 hectares 80%  1 hectares or above 60%  Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma:  150 dwellings  Number of proposed dwellings as per CBC methodology:  108 dwellings
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	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?		Yes

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

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

<sup>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> .			
Relati	onship 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 borders the settlement envelope of Flitwick to the west and very partially to the south. The site is not well connected to the existing settlement, it lies on the edge of Flitwick, opposite an industrial site and separated from the majority of the settlement by Maulden Road which is a busy road.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.	
Does	the site continue to next stage?		Yes	

STAG	GE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>8</sup> .			
Critic	al Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery9?	No information provided. This question was not asked in 2014		
		Call for Sites.		
Does	the site continue to next stage?	Yes		

STAG	STAGE 1D ASSESSMENT				
This s	stage of the assessment rules out sites that are not avail	lable. A s	site is considered available for		
devel	opment where there are no legal or ownership problems	and the	landowner has expressed an		
intent	ion to develop the site.				
Avail	ability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The land is currently used for agricultural purposes, submission states that no relocation of demolition would be required.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted by a representative for a private land owner. Submission states that the land owner is the sole owner and is intent on developing the site.		
11	Are there any legal or ownership problems that could	G	Submission form states that there		

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

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

significant delays in the delivery of development.

<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.

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

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

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

Gree	reenbelt				
13	Is the site located within the Green Belt?	Yes	Yes. Site is 100% in the Green Belt.		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	Yes. Parcel identified as making a 'relatively weak' contribution.		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)  • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA  • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)  Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*  Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage	Yes	Yes.		
Daar	2.10		Vac		
Does	the site continue to next stage?		Yes		

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

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<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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n the 2014 Call
n agricultural
2006: 5,252
2016: 5,507
4.86%
0040 5 505
2016: 5,507
ng completions
3.59%
2.0070
n r

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

### **STAGE 2 ASSESSMENT**

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

Stage	ge 2B will be looked at as a whole using planning balance.				
Transport and Access to Services					
25	Facilities and services				
	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the		
	Council's Settlement Hierarchy Audit.				
	leaves relating to separately are seemed constably				
25a	Issues relating to capacity are assessed separately  Does the settlement have a Primary/Lower school?	G	Yes, in settlement.		
ZJa	Yes, in the settlement (G)	G	res, in semement.		
	<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	G	Yes, in settlement.		
	applicable)?				
	<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>				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	Α	No, but an adjoining settlement		
	school?		does.		
	Yes, in the settlement (G)     Yes, proposed as part of the development (C)				
	<ul> <li>Yes, proposed as part of the development (G)</li> <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	G	Yes, in settlement.		
200	centre?				
	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?	G	Supermarket		
	Town Centre/ Supermarket (G)				
	Convenience Store / Post Office / Newsagent				
	(A)				
27	<ul> <li>None (R)</li> <li>Distance to bus stops with a frequent service (at</li> </ul>	R			
21	least hourly at peak times):	Γ.			
	Less than 400m (G)				
	• 400m-800m (A)				
	• Over 800m (R)				
	OR submission form stated that improved				

		Т	
	public transport facilities could be provided as part of the development (G)		
28	Distance to nearest train station:	Α	
	<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	Access shown onto Maulden Road.
	ol Capacity	0	7.00033 SHOWH OHO Madidell Itead.
30	Do the local schools have capacity at all tiers?	Α	Likely to be accommodated
	are the second contents of partitions are all the second contents of	, ,	through expansion of existing
			schools – financial contribution
			required.
31	If not, has a commitment been made to address	Α	No projects. No commitment made.
	this?		
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	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
Drain	age and Flooding (All sites subject to Seguential To	ct)	any upgrades required.
33	age and Flooding (All sites subject to Sequential Te What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
33	site allocations, in regards to flood risk?	G	water flooding, assessment is
	No assessment required (G)		unlikely to be required
			drinkery to be required
	` '		
Envir	Further Assessment Required (R)     onmental Health		
34	Contamination	Α	On site:
34	Are there any contamination constraints on site and	^	Sand gravel pits
	will there be any remediation required?		- Janu graver pils
35	Adjoining uses	Α	Industrial Noise / Road Traffic /
33	Would any adjoining uses have the potential to	^	Clay Pigeon Shooting
	cause conflict with the proposed use? (for example;		Ciay i igoon onooning
	noise and smell)		
Envir	onmental Constraints	<u> </u>	
36	Landscape character	R	Not suitable for development in
	What would the impacts of development be on the	``	landscape terms – foreground to
	landscape character or setting of the area or any		Flitwick Moor SSSI and important
	designated landscapes? Would there be any direct		visual feature giving identity to Flit
	or indirect harm to the Area of Outstanding Natural		Valley.
	Beauty or the Nature Improvement Area?		1
37	Heritage/ Archaeology	Her:A	Site has multi-period
<u> </u>		1	The state that period

	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	Arch: A	archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Heritage comment: Flitwick Mill directly opposite, could have an impact on setting of Listed Buildings.
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	In NIA, site adjoins SSSI and risks from increased recreation / access could threaten site.
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	Adjacent to Flitwick Moor SSSI. Extension to Flitwick Moor identified as a priority aspiration in parish GI plan. Flitwick Moor would be particularly sensitive to development impacts in terms of water levels and quality. RoW across site. Within 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?	A	Site is within an MSA
	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?

Fail at Stage 2. The site's proximity to Flitwick Moor SSSI makes it inappropriate for development. The site is important in landscape terms, providing the foreground to Flitwick Moor SSSI and is an important visual feature giving identity to Flit Valley. Increased recreation/access could threaten the site ecologically. The GI officer also felt that Flitwick Moor would be particularly sensitive to development impacts in terms of water levels and quality and noted the extension to Flitwick Moor was identified as a priority aspiration in the parish GI plan. In addition the Heritage officer raised concerns over impact on the setting of Flitwick Mill and the site is within Grade 2 agricultural land. The Environmental Health team highlighted the presence of sand gravel pits on site, and the potential for noise impacts from the clay pigeon shooting, road traffic and industrial units. This site will not be considered any further as part of this process.

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

Site details	
Reference Number	ALP177
Site Name	Land to the east of Maulden Road
Site Address	Land to the east of Maulden Road, Flitwick
Settlement	Flitwick
Size	Submitted Developable Area: 4.5ha
	Submitted Whole Site Area: 9ha
	Measured GIS Area: 9.57ha
Proposed Use	Mixed use development: Residential, community centre (retail, leisure, recreation)
Any other	Adjoins submission ALP174. ALP177 and ALP174 resubmitted as joint submission
information	NLP321.

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

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

	SE 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
	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:  110 dwellings  Number of proposed dwellings as per CBC methodology:  81 dwellings			
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No				
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 significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.			
Does	the site continue to next stage?		Yes			

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

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

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

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 borders the settlement envelope of Flitwick to the west and very partially to the south. The site is not well connected to the existing settlement, it lies on the edge of Flitwick, adjoining the linear development currently on Flitwick's
		boundary.
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.

STAG	STAGE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>13</sup> .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery <sup>14</sup> ?	A	No information provided. This question was not asked in 2014 Call for Sites.	
Does	Does the site continue to next stage?		Yes	

This s devel intent	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					
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted by representative for a private land owner. Submission states that the land owner is the sole owner and is intent on developing the site.		
11	Are there any legal or ownership problems that could delay or prevent development?	G	Submission form states that there are no legal or ownership issues.		

<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 https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locallyled garden villages towns and cities.pdf )

13 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.

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

requirements will be undertaken before any sites are allocated.

	If Yes, then can these be issues be realistically overcome?		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.
Does	Does the site continue to next stage?		Yes

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

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

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

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

#### **STAGE 2 ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any

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<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.

	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.			
	ously Developed Land			
16	Is the site Previously Developed Land in accordance with the NPPF definition?  • 76% - 100% (G)  • 26 - 75% (A)  • 25% - 0% (Greenfield) (R)	R	No part of the site is PDL.	
Comi	munity			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Flitwick is not a parish which has been designated for a Neighbourhood Plan.	
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	N/A	This was not asked in the 2014 Call for Sites.	
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The site is currently in agricultural use.	
Cumi	ulative Impact			
21	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?  • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R)  This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).  What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?  • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R)  This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April	A	Number of houses in 2006: 5,252 Number of houses in 2016: 5,507 Percentage growth: 4.86%  Number of houses in 2016: 5,507 Number of outstanding completions in 2016: 473 Percentage growth: 8.59%	
	2016 (as calculated using census and completions data).  ical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	None identified	
	ionship to Settlement		No terms to the control of	
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	No issues identified	

Agricultural Land Quality					
24	4 Would the development impact on high quality R The majority of the site is within				
	agricultural land?		Grade 2 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> </ul>				
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>				

#### **STAGE 2 ASSESSMENT**

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

	Stage 2B will be looked at as a whole using planning balance.				
Transport and Access to Services					
25	Facilities and services				
25	Question 26 considers the suitability and sustainability	of the cit	e for housing. It links to the		
	Council's Settlement Hierarchy Audit.	or the sit	e for flousing. It liftes to the		
	Countries Continuent Filoratory Addit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school? G Yes, in settlement.				
	Yes, in the settlement (G)	•	100, iii ootaoment.		
	Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)				
	Not in the settlement or an adjoining				
	settlement (R)				
25b	Does the settlement have a Middle school (if	G	Yes, in settlement.		
_55	applicable)?		, set, in doctionion.		
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	Α	No, but an adjoining settlement		
	school?	*	does.		
	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	G	Yes, in settlement.		
	centre?				
	Yes, in the settlement (G)				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	No, but an adjoining settlement does (A)				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	G	Supermarket		
	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				

	nort of the development (C)		
	part of the development (G)		
28	Distance to nearest train station:	Α	
	<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 shown to front onto Greenfield
-	to the die decederate from the existing road network.		Road.
Scho	ol Capacity		. road.
30	Do the local schools have capacity at all tiers?	Α	Likely to be accommodated
	are the second contents of partitions are all the second contents are second contents.	*	through expansion of existing
			schools – financial contribution
			required.
31	If not, has a commitment been made to address	Α	No projects. No commitment made.
	this?		, p. 4,
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
D!		- 4\	any upgrades required.
33	age and Flooding (All sites subject to Sequential Te		Loyal 2 apparement required
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> <li>Consider Further Assessment (A)</li> </ul>		
Covin	Further Assessment Required (R)		
34	onmental Health Contamination	Α	On site:
54	Are there any contamination constraints on site and	^	Sand gravel pits
	will there be any remediation required?		Sand graver pils
35	Adjoining uses	Α	Industrial Noise / Road Traffic /
33	Would any adjoining uses have the potential to	'`	Clay Pigeon Shooting
	cause conflict with the proposed use? (for example;		Jay 1 igoon oncoming
	noise and smell)		
Envir	onmental Constraints	<u> </u>	
36	Landscape character	R	Not suitable for development in
	What would the impacts of development be on the		landscape terms– foreground to
	landscape character or setting of the area or any		Flitwick Moor SSSI and important
	designated landscapes? Would there be any direct		visual feature giving identity to Flit
	or indirect harm to the Area of Outstanding Natural		Valley.
	Beauty or the Nature Improvement Area?		
L		l	1

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: A Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Heritage comment: Flitwick Mill directly opposite, could have an impact on setting of LB.		
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	In NIA, site adjoins SSSI and risks from increased recreation / access could threaten site.		
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	Adjacent to Flitwick Moor SSSI. Extension to Flitwick Moor identified as a priority aspiration in parish GI plan. Flitwick Moor would be particularly sensitive to development impacts in terms of water levels and quality. RoW across site. Within 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?	A	Site is within an MSA		
	ning History				
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None		
Does	Does the site continue to next stage?				

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

Is the site suitable for the proposed development?

Site not appropriate for development in landscape terms, it provides an important visual feature giving identity to Flit Valley and provides the foreground to Flitwick Moor SSSI. Development of the site would also have an impact on the setting of Flitwick Mill Listed Building and there would be a risk to ecology as the site adjoins the SSSI. An extension to Flitwick Moor SSSI has been identified as a priority aspiration in the GI plan, and the SSSI would be particularly sensitive to development impacts in terms of water levels and quality. The site is also Grade 2 quality agricultural land and a Level 2 assessment for flooding would be required as the site is at risk. The Environmental Health team highlighted the presence of sand gravel pits on site, and the potential for noise impacts from the clay pigeon shooting, road traffic and industrial units. This site will not be considered any further as part of this process.

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

Site details				
Reference Number	ALP226			
Site Name	One O One Garage			
Site Address	101 Ampthill Road, Flitwick			
Settlement				
Size	Submitted Developable Area: 0.56ha			
	Submitted Whole Site Area: 0.56ha			
	Measured GIS Area: 0.54ha			
Proposed Use	Residential (Care home)		·	
Any other	Proposes a care home			
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	II or conf	lict with national policy designations.
Provi	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards  • Up to 0.4 hectare 100%  • 0.4 to 2 hectares 80%  • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma:  75 bed care home  Number of proposed dwellings as per CBC methodology:  13 dwellings
Floor	this is smaller.  d Risk (All sites which reach Stage 2 will be subject to the	l ne Segue	l ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	That 1 doly
3	Is more than 50% of the site at risk from surface water flooding?	No	
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No 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?			

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

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

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

Rela	tionship to Settlement		
6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is currently used for commercial use. If this site was to be developed for residential use then it would be separated from Flitwick by the undeveloped land which lies between the site and the residential estate further up Ampthill Road.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	R	The site would encourage coalescence between Flitwick and Ampthill as it would extend the limit of residential development in Flitwick to the edge of Ampthill. This would also encourage infill development between the site and Flitwick and Ampthill.



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>18</sup>

Site details	•
Reference Number	ALP284
Site Name	Land at Steppingley Road and Froghall Road Flitwick
	Central Bedfordshire (North) Site Allocations DPD – "Allocation MA2"
Site Address	Land off Steppingley Road and Froghall Road, Flitwick
Settlement	Flitwick
Size	Submitted Developable Area: 0.89ha
	Submitted Whole Site Area: 0.89ha
	Measured GIS Area: 0.99ha
Proposed Use	Residential
Any other	Site already allocated as MA2 (commercial parcel of Mixed Use Allocation)
information	

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

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

STAG	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards  • Up to 0.4 hectare 100%  • 0.4 to 2 hectares 80%  • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma:  30 dwellings  Number of proposed dwellings as per CBC methodology:  21 dwellings
Floor	this is smaller.  Risk (All sites which reach Stage 2 will be subject to the	ne Sequential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does the site continue to next stage?			Yes

#### STAGE 1B ASSESSMENT

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

<sup>18</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns	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 19.				
_	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 identified for commercial use as part of a previously allocated mixed-use site. Therefore although it does not at first appear to be well related to the existing settlement, it is well related as part of the wider allocation.		
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 s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>20</sup> .				
Critic	Critical Infrastructure				
8	Can the site meet the <b>critical infrastructure</b>	Α	Question not asked in 2014 call for		
	requirements that will enable delivery <sup>21</sup> ?		sites.		
Does	the site continue to next stage?		Yes		

STAG	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	and the	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	Site is already allocated for commercial use as part of wider mixed-use allocation. This does not		
			limit the development potential.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Submitted on behalf of part land owner, land owner details and intention to develop are stated.		
11	Are there any legal or ownership problems that could delay or prevent development?  If Yes, then can these be issues be realistically overcome?	G	Submission states no legal or ownership issues.		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	R	The site is already allocated and has planning permission for a		

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

20 Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

because it's not eligible for allocation.	mixed use development, the site itself is the part proposed for commercial use. Any issues with this planning permission should be addressed through the planning application route.
Does the site continue to next stage?	No



#### Site Assessment Framework for HOUSING<sup>22</sup>

Site details	
Reference Number	ALP345
Site Name	One-0-One Field, Ampthill Road, Flitwick
Site Address	One-0-One Field, Ampthill Road, Flitwick
Settlement	Flitwick
Size	Submitted Developable Area: 3.5ha
	Submitted Whole Site Area: 3.5ha
	Measured GIS Area: 3.58ha
Proposed Use	Mixed Use: residential and food store
Any other	Similar site NLP397
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	II or conf	lict with national policy designations.
Provi	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards  • Up to 0.4 hectare 100%	No	Number of proposed dwellings as per proforma:  110 dwellings  Number of proposed dwellings as per CBC methodology:
	<ul> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> <li>Note: for this calculation use the submitted</li> <li>Developable Area, or the area measured in GIS if this is smaller.</li> </ul>		63 dwellings
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?		Yes

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

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

<sup>22</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	de 1,500 homes or more <sup>23</sup> . tionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is 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.	R	The site would cause coalescence between Ampthill and Flitwick on land which is designated as Green Belt.
Does the site continue to next stage?			No



The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>24</sup>

Site details					
Reference Number	Reference Number   ALP435				
Site Name	Land at rear of Hilldene Close, Steppingley Road, Flitwick				
Site Address	Land at rear of Hilldene Close, Steppingley Road, Flitwick				
Settlement	Flitwick				
Size	Submitted Developable Area: 0.82ha				
Submitted Whole Site Area: 0.82ha					
	Measured GIS Area: 0.76ha				
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	GE 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Provi	sional Site Capacity					
1	Is the site likely to accommodate less than 10 dwellings?  Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.  Site Size Gross to net ratio standards  Up to 0.4 hectare 100%  0.4 to 2 hectares 80%  1 hectares or above 60%  Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma:  59 dwellings  Number of proposed dwellings as per CBC methodology:  18 dwellings			
Floor	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)					
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No				
3	Is more than 50% of the site at risk from surface water flooding?	Yes	More than 50% of the site is at risk of flooding (1 in 100 year occurrence)			
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No 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	Does the site continue to next stage?					

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

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

Site details	
Reference Number	NLP039
Site Name	Steppingley Road
Site Address	Steppingley Road, Flitwick
Settlement	Flitwick
Size	Submitted Developable Area: 6.07ha
	Submitted Whole Site Area: 8.90ha
	Measured GIS Area: 9.00ha
Proposed Use	Residential
Any other	Adjacent to submission NLP408
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	II or conf	lict with national policy designations.
Provi	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards  • Up to 0.4 hectare 100%  • 0.4 to 2 hectares 80%  • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma:  225 dwellings  Number of proposed dwellings as per CBC methodology:  109 dwellings
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?		Yes

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

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

<sup>&</sup>lt;sup>25</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>26</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 borders the settlement envelope of Flitwick to the northeast and the south- east. It is well located in relation 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		

STAG	GE 1C ASSESSMENT			
could	be provided as part of the development (G)t are not abl	e to mee	et their critical infrastructure needs <sup>27</sup> .	
Critic	cal Infrastructure			
8	Can the site meet the critical infrastructure	G	Commitments made to provide	
	requirements that will enable delivery <sup>28</sup> ?		relevant contributions.	
Does	the site continue to next stage?		Yes	

This deve inten	GE 1D ASSESSMENT stage of the assessment rules out sites that are not avail lopment where there are no legal or ownership problems tion to develop the site.		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The land is currently used for agricultural purposes, submission states that agricultural use would be relocated.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted by a developer. The submission provides landowner details and states that the land owners are intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development?  If Yes, then can these be issues be realistically overcome?	G	Submission form states that there are no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	No.

The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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 )

led garden villages towns and cities.pdf)

27 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.

28 This is an assessment based on the information known at this stage. A full passessment of infrastructure.

<sup>&</sup>lt;sup>28</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

#### STAGE 1E ASSESSMENT

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

Pian.			
Gree	nbelt		
13	Is the site located within the Green Belt?	Yes	Yes. Site is 100% in the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)  • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA  • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)  Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes	Yes
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>29</sup>	No	
Does	the site continue to next stage?		Yes

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

#### **STAGE 2 ASSESSMENT**

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

#### **Previously Developed Land**

16 Is the site Previously Developed Land in accordance R No part of the site is PDL.

<sup>29</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	nunity		len,
17	Neighbourhood Planning (only applicable in	No	Flitwick is not a parish which has
	designated areas)		been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan.
40	emerging Neighbourhood Plan?	No	Deteile
18	Community Consultation	No	Details
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
19	response. Sustainability of Settlement	No	Site is 100% Greenfield.
19	Would this proposal impact on the sustainability of	INO	Site is 100% Greenileid.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumi	Ilative Impact		
20	Considering housing completions over the past 10	G	Number of houses in 2006: 5,252
	years, what has been the level of housing growth in	J	Number of houses in 2016: 5,507
	the parish?		Percentage growth: 4.86%
	Less than 5% growth (G)		1 croomage growth. 1.00%
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of	· ·	
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		· ·
	census and completions data).		
21	What level of housing growth would there be if all the	Α	Number of houses in 2016: 5,507
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 473
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage growth: 8.59%
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	No constraints identified.
	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	G	No issues identified.
	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?		
	ultural Land Quality		
24	Would the development impact on high quality	R	The site is fully within Grade 2
	agricultural land?		Agricultural Land.
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		
			·

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

#### **STAGE 2 ASSESSMENT**

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

Stage 2B will be looked at as a whole using planning balance.   Transport and Access to Services
Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately  Does the settlement have a Primary/Lower school?  Yes, in the settlement (G)  Yes, proposed as part of the development (G)  No, but an adjoining settlement does (A)  Not in the settlement or an adjoining settlement (G)  Yes, in the settlement (G)  Yes, in the settlement (G)  Yes, proposed as part of the development (G)  Yes, proposed as part of the development (G)  No, but an adjoining settlement does (A)  Other catchment school available (A)  Does the settlement have a Secondary/ Upper school?  Yes, in the settlement (G)  Yes, proposed as part of the development (G)  No, but an adjoining settlement does (A)  Other catchment school available (A)  Does the settlement have a GPs surgery or medical centre?  Yes, in the settlement (G)  Yes, proposed as part of the development (G)  No, but an adjoining settlement (G)  Yes, proposed as part of the development (G)  No, but an adjoining settlement (G)  Yes, proposed as part of the development (G)  No, but an adjoining settlement does (A)  No, but an adjoining settlement does (A)
Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately  Does the settlement have a Primary/Lower school?  Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R)  Does the settlement have a Middle school (if applicable)? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A)  Does the settlement have a Secondary/ Upper school?  Yes, in the settlement (G) Yes, in the settlement does (A) Other catchment school available (A)  Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) 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)  Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) No in the settlement or an adjoining settlement (G) Not in the settlement or an adjoining settlement (R)  What retail provision does the settlement offer? Town Centre/ Supermarket (G)
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Does the settlement have a Primary/Lower school?   Yes, in the settlement (G)
Does the settlement have a Primary/Lower school?   Yes, in the settlement (G)
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 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 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 centre?     Yes, in the settlement (G)     Yes, proposed as part of the development (G)     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)  What retail provision does the settlement offer?     Town Centre/ Supermarket (G)
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settlement (R)  26 What retail provision does the settlement offer?  Town Centre/ Supermarket (G)  Supermarket
26 What retail provision does the settlement offer?  Town Centre/ Supermarket (G)  G Supermarket
Town Centre/ Supermarket (G)
(A)
None (R)
27 Distance to bus stops with a frequent service (at A 541m
least hourly at peak times):
• Less than 400m (G)
<ul><li>400m-800m (A)</li><li>Over 800m (R)</li></ul>
OR submission form stated that improved
public transport facilities could be provided as
part of the development (G)
28 Distance to nearest train station:
Less than 800m (G)
• 800m-1200m (A)

	<ul> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	G	Site shown to front onto
29	is the site accessible from the existing road network?	G	
Saha	al Canacity		Steppingley Road.
	Ol Capacity	Ι Δ	Companyiation compains financial
30	Do the local schools have capacity at all tiers?	А	Some existing capacity, financial contributions likely to be required
31	If not, has a commitment been made to address	Α	Requirement for financial
	this?		contributions will depend on the
			size of development.
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
<u> </u>	infrastructure for waste water and potable water?		statutory duty to supply water and
	minus de la composición de la		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
Dunin	and and Flooding (All sites subject to Convential To	-4\	any upgrades required.
33	age and Flooding (All sites subject to Sequential Te		Site is at limited risk of surface
33	What is the conclusion of the sequential approach to	G	
	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)		
	onmental Health		
34	Contamination	G	No significant features
	Are there any contamination constraints on site and		
25	will there be any remediation required?	Λ.	Dood Noice
35	Adjoining uses	Α	Road Noise
	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;		
	noise and smell)		
Envis	onmental Constraints		
36		Ι Δ	Congoity for dovelopment if street
36	Landscape character  What would the impacts of development be on the	Α	Capacity for development if strong
	What would the impacts of development be on the		landscape framework and
	landscape character or setting of the area or any		landscape buffer to Flitwick Wood.
	designated landscapes? Would there be any direct		
	or indirect harm to the Area of Outstanding Natural		
27	Beauty or the Nature Improvement Area?	Hem	Cita containa Damas
37	Heritage/ Archaeology	Her:	Site contains Roman
	What would the impacts of development be on any	G	archaeological remains but this
	heritage assets and their setting?	Arch:	would not prevent allocation
	Are there any opportunities for enhancement of	Α	providing appropriate mitigation is
	these assets?		undertaken. No heritage
			comments.

38	Ecological Assets	G	
	What would the impacts of development be on any		
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	Α	Near Flitwick Wood. Parish GI plan
	Are there any potential conflicts with open space,		identifies aspiration (for this site
	leisure designations or Rights of Way? Is there		and others) to retain as green
	capacity to provide the required levels of open space		space between Ampthill / Flitwick,
	and green infrastructure?		and Ampthill / Maulden. In
			Greensand Ridge NIA. No loss of
			LS open space.
Miner	als and Waste		
40	What would the impacts of development be on	Α	Site is within an MSA
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plann	ing 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 is within Grade 2 Agricultural Land and Environmental Health have noted the potential for noise pollution from the road. Although the site is Green Belt, it offers sustainability opportunities with its proximity to a railway station and bus routes as well as substantial facilities within walking distance. There would need to be some mitigation on this site to make it acceptable in landscape terms, in particular a strong landscape framework would be required and a landscape buffer to Flitwick Wood. The site also contains Roman archaeological remains which would not prevent allocation, but would require mitigation. The site is within the Greensand Ridge NIA. This site will be considered further.

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

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

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

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

45 When can the scheme realistically commence delivery?	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.  Submissions suggests delivery could commence in 2019/20 (deliverable).
<ul> <li>6 to 10 years</li> <li>11 to 15 years</li> <li>15 to 20 years</li> </ul>	0 to 5 years
	Submission suggests that the site could bring forward 225 dwellings per annum over 3 years, at a rate of 100 dwellings per annum.  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.

#### **SUMMARY**

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

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

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



# Site Assessment Framework for HOUSING<sup>30</sup>

Site details	
Reference Number	NLP081
Site Name	Land adjacent to Trafalgar Drive
Site Address	Land adjacent to Trafalgar Drive, Flitwick
Settlement	Flitwick
Size	Submitted Developable Area: 7.5ha
	Submitted Whole Site Area: 17 ha
	Measured GIS Area: 16.36ha
Proposed Use	Residential
Any other information	Adjacent to submission NLP245 and ALP098

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	SE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings?  Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.  Site Size Gross to net ratio standards  Up to 0.4 hectare 100%  0.4 to 2 hectares 80%  1 hectares or above 60%  Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma:  250-300 dwellings  Number of proposed dwellings as per CBC methodology:  135 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	,
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 significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?		Yes

# **STAGE 1B ASSESSMENT**

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

 $^{30}$  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>31</sup> .			
	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 borders the settlement envelope of Flitwick to the southwest. The site has no relationship with the settlement on its other edges. There are no barriers which separate the site from the existing settlement.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	The full extent of the site would start to raise concerns over coalescence as it would reduce the gap between Ampthill and Flitwick, however a portion may be appropriate.	
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>32</sup> .				
Critic	al Infrastructure				
8	Can the site meet the critical infrastructure requirements that will enable delivery <sup>33</sup> ?	G	Submission states that current road infrastructure is likely to be sufficient to accommodate the proposed number of dwellings. Submission also states that social/community infrastructure could be provided via a S106 agreement subject to viability assessment.		
Does	the site continue to next stage?		Yes		

STA	STAGE 1D ASSESSMENT			
This	This stage of the assessment rules out sites that are not available. A site is considered available for			
	lopment where there are no legal or ownership problems			
	tion to develop the site.		·	
Avai	Availability			
9	What is the existing use of the site?	G	The site is currently greenfield; the	
	Would the existing use limit the development		submission states that relocation	
	potential?		and demolition will not be required.	
10	Is the land controlled by a developer or land owner	G	Site has been submitted by a	
	who has expressed an intention to develop the site?		representative for a private land	
			owner. This landowner is the sole	

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\_ndf">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities\_ndf</a>)

led garden villages towns and cities.pdf)

32 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.

33 This is an assessment beard on the infrastructure.

<sup>33</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.

			owner of the site and intent to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Submission form states that there are no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.
Does	the site continue to next stage?		Yes

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

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

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

<sup>&</sup>lt;sup>34</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)			
STAG	STAGE 2 ASSESSMENT			
This s	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any			
questi	ion does not mean that the site will be automatically exc	luded at	this stage as the ratings across	
Stage	2A will be looked at as a whole using planning balance	).		
Previo	ously Developed Land			
16	Is the site Previously Developed Land in accordance	R	No part of the site is PDL.	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			
Comn	munity			
17	Neighbourhood Planning (only applicable in	No	Flitwick is not a parish which has	
	designated areas)	110	been designated for a	
	Is the site identified as a housing allocation in an		Neighbourhood Plan.	
	emerging Neighbourhood Plan?		rveignbournood i lan.	
18	Community Consultation	No	Details	
10	Has any community consultation taken place?	INO	Details	
	If yes, provide brief details on the form this			
	consultation took and any overall community			
	•			
19	response. Sustainability of Settlement	No	The site is 100% Greenfield.	
19	Would this proposal impact on the sustainability of	INO	The site is 100% Greenheid.	
	the settlement through the loss of services and			
	facilities (for example, employment, retail, public house etc)			
Curren				
20	Ilative Impact	G	Number of houses in 2006: 5,252	
20	Considering housing completions over the past 10	G	Number of houses in 2006, 5,232 Number of houses in 2016; 5,507	
	years, what has been the level of housing growth in			
	the parish?		Percentage growth: 4.86%	
	• 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			
24	census and completions data).			
21	What level of housing growth would there be if all the	Α	Number of houses in 2016: 5,507	
	outstanding permissions (as of April 2016) were to		Number of outstanding completions	
	be completed?		in 2016: 473	
	Less than 5% growth (G)		Percentage growth: 8.59%	
	• 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).			
	cal Constraints			
22	Are there any physical constraints or permanent	R	Site is adjacent to sewage works.	
	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	G	No issues identified.	
· · · · · · · · · · · · · · · · · · ·			<del></del>	

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

# **STAGE 2 ASSESSMENT**

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

Stage	Stage 2B will be looked at as a whole using planning balance.			
Trans	sport and Access to Services			
25	Facilities and services			
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the	
	Council's Settlement Hierarchy Audit.			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Yes, in settlement.	
	Yes, in the settlement (G)			
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>			
	No, but an adjoining settlement does (A)			
	Not in the settlement or an adjoining			
	settlement (R)			
25b	Does the settlement have a Middle school (if	G	Yes, in settlement.	
	applicable)?			
	<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>Other catchment school available (A)</li> </ul>			
25c	Does the settlement have a Secondary/ Upper	Α	No, but an adjoining settlement	
	school?		does.	
	<ul> <li>Yes, in the settlement (G)</li> </ul>			
	Yes, proposed as part of the development (G)			
	No, but an adjoining settlement does (A)			
	Other catchment school available (A)	_		
25d	Does the settlement have a GPs surgery or medical	G	Yes, in settlement.	
	centre?			
	Yes, in the settlement (G)			
	Yes, proposed as part of the development (G)			
	No, but an adjoining settlement does (A)			
	Not in the settlement or an adjoining			
20	settlement (R)	G	Company and a state	
26	What retail provision does the settlement offer?	G	Supermarket	
	Town Centre/ Supermarket (G)     Convenience Store / Post Office / Newsground			
	<ul> <li>Convenience Store / Post Office / Newsagent</li> <li>(A)</li> </ul>			
	• None (R)			
27	Distance to bus stops with a frequent service (at	Α	680m	
~ "	least hourly at peak times):			
	Less than 400m (G)			

	(10)	1	1
	• 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:	Α	
	<ul><li>Less than 800m (G)</li></ul>		
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	Α	Access shown from end of
			Trafalgar Drive, which links to
			Ampthill Road main road.
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	Likely to be accommodated
			through expansion of existing
			schools – financial contribution
			required.
31	If not, has a commitment been made to address	Α	No projects. No commitment made.
	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	st)	
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
	<ul> <li>Consider Further Assessment (A)</li> </ul>		
	<ul> <li>Further Assessment Required (R)</li> </ul>		
	onmental Health		
34	Contamination	Α	On site:
	Are there any contamination constraints on site and		<ul> <li>Sand gravel pits</li> </ul>
	will there be any remediation required?		Off site and to north of site is
			sewage treatment works
35	Adjoining uses	R	Sewage Works – Needs
	Would any adjoining uses have the potential to		assessment – southern portion
	cause conflict with the proposed use? (for example;		may be OK
	noise and smell)		· .
Envir	onmental Constraints		
36	Landscape character	G	Development must of a scale and
			•

	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?		character to enable landscape mitigation to integrate site in setting a wider views
37	Heritage/ Archaeology	Her:	Site is considered to have low
	What would the impacts of development be on any	G	archaeological potential. No
	heritage assets and their setting?	Arch:	objection to allocation. No heritage
	Are there any opportunities for enhancement of	G	comments.
	these assets?		
38	Ecological Assets	Α	In NIA, open grassland, valuable
	What would the impacts of development be on any		foraging for birds and mammals.
	biological, geological or ecological assets and are		Need to buffer ditch and hedge
	there any opportunities for their enhancement?	0/4	corridors
39	Open space/leisure and GI assets	G/A	Parish GI plan identifies potential
	Are there any potential conflicts with open space,		for housing at southern corner of
	leisure designations or Rights of Way? Is there capacity to provide the required levels of open space		proposed allocation, but also
	and green infrastructure?		potential for new cricket pitch, and play area at western corner. Could
	and green initiastructure!		be integrated into development, but
			scale of development would need
			to be considered – current proposal
			significantly greater than that
			envisaged in parish GI plan. Within
			NIA? No loss of LS open space.
Mine	rals and Waste		
40	What would the impacts of development be on	G	No issues.
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		Ť
Planr	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?		No

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

Is the site suitable for the proposed development?

The site is not appropriate for development; it lies within the Green Belt in a relatively small gap between Ampthill and Flitwick. The Green Belt is playing an important role in stopping the merging of Ampthill and Flitwick in this location. In addition the site extends some distance back from the settlement and therefore only a small proportion would be well related without causing coalescence concerns. To further consider a site within the Green Belt, it is argued that a contribution of 100 homes or more must be made to the Luton HMA. The site is within Grade 2 Agricultural land and provides valuable foraging for birds and mammals so buffering would be required at the ditch and hedge corridors. It is also adjacent to a sewage works which presents a significant constraint for residential development. These constraints mean that it would be difficult for a portion of the site to mitigate for these issues whilst also providing a contribution of 100 homes to the Luton HMA. Considering the large number of sites which have been submitted, it is not considered necessary at this stage to consider a site which is so constrained in terms of proximity to the sewerage works and also raises concerns over relationship and coalescence.

# Site Assessment Framework for HOUSING<sup>35</sup>

Site details	
Reference Number	NLP245
Site Name	Land east of Chauntry Way, Flitwick
Site Address	Land east of Chauntry Way, Flitwick
Settlement	Flitwick
Size	Submitted Developable Area: 2.67ha Submitted Whole Site Area: 2.67ha Measured GIS Area: 2.67ha
Proposed Use	Residential
Any other information	Similar site ALP375

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
Provi	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards	No	Number of proposed dwellings as per proforma:  75-85 dwellings  Number of proposed dwellings as
	<ul> <li>Up to 0.4 hectare 100%</li> <li>0.4 to 2 hectares 80%</li> <li>2 hectares or above 60%</li> <li>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</li> </ul>		per CBC methodology: 48 dwellings
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?		Yes

# **STAGE 1B ASSESSMENT**

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

 $^{35}$  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>36</sup> .						
Relat	ionship to Settlement						
6	For sites that are not of a sufficient scale to be self-	G	The site is well related to the				
	contained, is the site a logical extension to the		existing settlement.				
	settlement or are there any major physical						
	constraints(for example A roads, rivers or railways)						
	that separate it from the main settlement?						
7	Does the site cause coalescence between an	G	No coalescence issues.				
	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.						
	Individual context of the Site.	A					
Daga	the cite continue to next store?		Voc				
Does	the site continue to next stage?		Yes				

STAG	GE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not able	to meet	their critical infrastructure needs <sup>37</sup> .
Critic	al Infrastructure		
8	Can the site meet the critical infrastructure	G	Submission states no critical
	requirements that will enable delivery <sup>38</sup> ?		infrastructure requirements.
Does	the site continue to next stage?		Yes

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

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>)

led garden villages towns and cities.pdf)

37 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.

38 This is an assessment beard on the infrastructure.

<sup>38</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.

		Έ							

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

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Gree	nbelt						
13	Is the site located within the Green Belt?	Yes	100% Green Belt				
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No					
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)  • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA  • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)  Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	Less than 100 dwellings.				
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>39</sup>	No					
Does	the site continue to next stage?		No				
			1				

<sup>&</sup>lt;sup>39</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

# Site Assessment Framework for HOUSING<sup>40</sup>

Site details	
Reference Number	NLP321
Site Name	Land at Maulden Road
Site Address	Land at Maulden Road, Flitwick
Settlement	Flitwick
Size	Submitted Developable Area: 14ha
	Submitted Whole Site Area: 20 ha
	Measured GIS Area: 20.62ha
Proposed Use	Residential
Any other	Combined resubmission for sites ALP174 and ALP177
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:  350-400 dwellings  Number of proposed dwellings as per CBC methodology:  135 dwellings				
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	Stage 2 be	e subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.				
Does	the site continue to next stage?		Yes				

# **STAGE 1B ASSESSMENT**

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

 $^{40}$  Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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 borders the settlement envelope of Flitwick to the east. The site is not however well connected to the existing settlement; it lies on the edge of Flitwick, adjoining the linear
		development currently on Flitwick's boundary.
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.

STAG	GE 1C ASSESSMENT					
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>42</sup> .					
Critic	Critical Infrastructure					
8	Can the site meet the critical infrastructure requirements that will enable delivery <sup>43</sup> ?	G	Submission states that there are no critical infrastructure requirements for this site.			
Does	the site continue to next stage?		Yes			

STAGE 1D ASSESSMENT						
This	This stage of the assessment rules out sites that are not available. A site is considered available for					
devel	opment where there are no legal or ownership problems	and the	landowner has expressed an			
intent	tion to develop the site.					
Avail	ability					
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is currently greenfield; the submission states that relocation and demolition will not be required.			
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted by a representative for the private land owners. The landowners own the site jointly and the submission states their intention to develop the site.			
11	Are there any legal or ownership problems that could delay or prevent development?	G	Submission form states that there are no legal or ownership issues.			

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

42 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.

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

	If Yes, then can these be issues be realistically overcome?		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.
Does the site continue to next stage?		Yes	

# **STAGE 1E ASSESSMENT**

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

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

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

# **STAGE 2 ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any

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<sup>&</sup>lt;sup>44</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	tion does not mean that the site will be automatically exc		this stage as the ratings across	
	e 2A will be looked at as a whole using planning balance	<del>)</del> .		
	iously Developed Land		N ( ( ) ( ) ( ) ( ) ( )	
16	Is the site Previously Developed Land in accordance with the NPPF definition?	R	No part of the site is PDL.	
	• 76% - 100% (G)			
	• 26 - 75% (A)			
0	• 25% - 0% (Greenfield) (R)			
	munity	NI-	Elifornia i de contra consciola contrata la con-	
17	Neighbourhood Planning (only applicable in	No	Flitwick is not a parish which has	
	designated areas) Is the site identified as a housing allocation in an		been designated for a Neighbourhood Plan.	
	emerging Neighbourhood Plan?		Neighbourhood Flan.	
18	Community Consultation	No		
10	Has any community consultation taken place?	INU		
	If yes, provide brief details on the form this			
	consultation took and any overall community			
	response.			
19	Sustainability of Settlement	No	The site is currently in agricultural	
	Would this proposal impact on the sustainability of		use.	
	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	G	Number of houses in 2006: 5,252	
	years, what has been the level of housing growth in		Number of houses in 2016: 5,507	
	the parish?		Percentage growth: 4.86%	
	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			
0.4	census and completions data).		N	
21	What level of housing growth would there be if all the	А	Number of houses in 2016: 5,507	
	outstanding permissions (as of April 2016) were to		Number of outstanding completions in 2016: 473	
	be completed?		Percentage growth: 8.59%	
	• Less than 5% growth (G)		Fercentage growth. 0.3976	
	• 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>			
	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	<u> </u>		
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	tionship to Settlement			
23	Would development of the site be complementary to	G	No issues	
	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?			

Agricultural Land Quality					
24	Would the development impact on high quality	R	The majority of the site is within		
	agricultural land?		Grade 2 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> </ul>				
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>				

# STAGE 2 ASSESSMENT

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

, ,	question does not mean that the site will be automatically excluded at this stage as the ratings across				
	ge 2B will be looked at as a whole using planning balance.				
25	resport and Access to Services Facilities and services				
25	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the		
	Council's Settlement Hierarchy Audit.	or the on	o for flodding. It links to the		
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Yes, in settlement.		
	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)				
25b	Does the settlement have a Middle school (if	G	Yes, in settlement.		
	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>				
	Other catchment school available (A)	_			
25c	Does the settlement have a Secondary/ Upper	Α	No, but an adjoining settlement		
	school?		does.		
	Yes, in the settlement (G)  Yes proposed as not of the development (C)				
	Yes, proposed as part of the development (G)				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
254	Other catchment school available (A)  Page the pattlement base a CDs surgery or medical.	G	Vac in acttlement		
25d	Does the settlement have a GPs surgery or medical centre?	G	Yes, in settlement.		
	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>				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	G	Supermarket		
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>		'		
	<ul> <li>Convenience Store / Post Office / Newsagent</li> </ul>				
	(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 (C)		
	part of the development (G)		
20	Dietares to respect train station.	^	
28	Distance to nearest train station:	Α	
	• Less than 800m (G)		
	• 800m-1200m (A)		
29	Over 1200m (R)  In the site accessible from the evicting read network?	G	Site shown to front onto Greenfield
29	Is the site accessible from the existing road network?	G	Road and Maulden Road.
Scho	ol Capacity		Road and Madiden Road.
30	Do the local schools have capacity at all tiers?	Α	Likely to be accommodated
30	Do the local schools have capacity at all tiers:		through expansion of existing
			schools – financial contribution
			required.
31	If not, has a commitment been made to address	Α	No projects. No commitment made.
	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
Droin	age and Flooding (All sites subject to Sequential Te	-c+\	any upgrades required.
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
33	site allocations, in regards to flood risk?	1	Level 2 assessment required
	No assessment required (G)		
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
Envir	onmental Health		
34	Contamination	Α	On site:
	Are there any contamination constraints on site and		Sand gravel pits
	will there be any remediation required?		
35	Adjoining uses	Α	Industrial Noise / Road Traffic /
	Would any adjoining uses have the potential to		Clay Pigeon Shooting
	cause conflict with the proposed use? (for example;		
F •	noise and smell)		
	onmental Constraints	В	Not quitable for development in
36	Landscape character  What would the impacts of development be on the	R	Not suitable for development in
	What would the impacts of development be on the		landscape terms – foreground to
	landscape character or setting of the area or any designated landscapes? Would there be any direct		Flitwick Moor SSSI and important
	or indirect harm to the Area of Outstanding Natural		visual feature giving identity to Flit Valley.
	Beauty or the Nature Improvement Area?		vaney.
	Deauty of the tratule improvement Alea?	<u> </u>	

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: A Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  Heritage comment: Flitwick Mill directly opposite, could have an impact on setting of Listed Building.
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	In NIA, site adjoins SSSI and risks from increased recreation / access could threaten site.
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	Adjacent to Flitwick Moor SSSI. Extension to Flitwick Moor identified as a priority aspiration in parish GI plan. Flitwick Moor would be particularly sensitive to development impacts in terms of water levels and quality. RoW across site. Within 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?	A	Site is within an MSA
	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/ No

# **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

Fail at Stage 2. Site not appropriate in landscape terms, it provides an important visual feature giving identity to Flit Valley and provides the foreground to Flitwick Moor Site of Special Scientific Interest. Development of the site would also have an impact on the setting of Flitwick Mill Listed Building and there would be a risk to ecology as the site adjoins the SSSI. An extension to Flitwick Moor SSSI has been identified as a priority aspiration in the GI plan, and the SSSI would be particularly sensitive to development impacts in terms of water levels and quality. The site is also Grade 2 quality agricultural land and a Level 2 assessment for flooding would be required as the site is at risk. The Environmental Health team highlighted the presence of sand gravel pits on site, and the potential for noise impacts from the clay pigeon shooting, road traffic and industrial units. This site will not be considered further as part of this process.

# Site Assessment Framework for HOUSING<sup>45</sup>

Site details		
Reference Number	NLP366	
Site Name	Flitwick and Ampthill Tennis Club	
Site Address	Astwood Drive, Flitwick	
Settlement	Flitwick	
Size	Submitted Developable Area: 1ha	
	Submitted Whole Site Area: 1ha	
	Measured GIS Area: 0.89ha	
Proposed Use	Residential	
Any other Development of site reliant on relocation of Tennis Club		
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	III or conf	lict with national policy designations.
	risional Site Capacity	T	
1	Is the site likely to accommodate less than 10 dwellings?  Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.  Site Size Gross to net ratio standards  • Up to 0.4 hectare 100%  • 0.4 to 2 hectares 80%  • 2 hectares or above 60%  Note: for this calculation use the submitted  Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma:  40 dwellings  Number of proposed dwellings as per CBC methodology:  21 dwellings
	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
	onally significant designations (All sites which reach S		
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	s 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

 $^{45}$  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				
provid	provide 1,500 homes or more <sup>46</sup> .			
Relat	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self-	G	The site is well related to Flitwick.	
	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?			
7	Does the site cause coalescence between an	G	No coalescence issues.	
	existing village or town and another existing village			
	or town? If yes, then grade as Amber if the site			
	would be able to provide appropriate buffers or			
	green wedges to mitigate this, or Red if it would not			
	be possible for appropriate buffers to be provided			
	leaving a reasonable developable area based on the			
	individual context of the site.			
Does	the site continue to next stage?		Yes	

STAG	STAGE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>47</sup> .				
Critic	al Infrastructure				
8		G	Submission states there are no	)	
requirements that will enable delivery <sup>48</sup> ? critical infrastructure requirements.					
Does the site continue to next stage?			Yes		

STAG	STAGE 1D ASSESSMENT				
This s	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 the	landowner has expressed an		
intent	ion to develop the site.				
Availa	ability				
9	What is the existing use of the site? Would the existing use limit the development potential?	R	Site is used as Tennis Club, relocation would be required. Proposals suggest moving site to land owned by another party but there is no confirmation that this site has been secured for this relocation.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R	Site submitted on behalf of sole landowner, intention to develop is stated; however this is subject to relocation to a site owned by another party and there is no confirmation that this site has been secured.		
11	Are there any legal or ownership problems that could	R	Site is subject to covenants. In		

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

led garden villages towns and cities.pdf )

47 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.

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

requirements will be undertaken before any sites are allocated.

	delay or prevent development? If Yes, then can these be issues be realistically overcome?		addition development of site is reliant upon the Tennis Club securing a new site on land owned by another party, but it is not clear if the other party support this.
12	Does the site already have planning permission for	G	No.
	the proposed use? If yes, then score as Red		
	because it's not eligible for allocation.		
Does	the site continue to next stage?	No	



#### Site Assessment Framework for HOUSING<sup>49</sup>

Site details	
Reference Number	NLP375
Site Name	Land at Ampthill Road
Site Address	Land at Ampthill Road, Flitwick
Settlement	Flitwick
Size	Submitted Developable Area: 2.4ha
	Submitted Whole Site Area: 2.4ha
	Measured GIS Area: 1.73ha
Proposed Use	Residential
Any other	Similar site with different access submitted as NLP444
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.

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

<sup>49</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Rela	tionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	А	This site would not be well related to the existing settlement.  Development of this site would constitute a form of back-land development with poor 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.	R	This site lies in a narrow piece of Green Belt which protects Flitwick and Ampthill from coalescence. Whilst it is accepted that this site is in line with some existing development of Flitwick, this existing development is minor and rounds off the edge of the settlement.



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>51</sup>

Site details	Site details			
Reference Number	NLP397			
Site Name	One-0-One Field, Ampthill Road, Flitwick			
Site Address	One-0-One Field, Ampthill Road, Flitwick			
Settlement	Flitwick			
Size	Submitted Developable Area: 3.5ha			
	Submitted Whole Site Area: 3.5ha			
	Measured GIS Area: 3.58ha			
Proposed Use	Mixed Use: residential and food store			
Any other	Similar site ALP345			
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	II or conf	lict with national policy designations.
Provi	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.	No	Number of proposed dwellings as per proforma:  50-70 dwellings
	Site Size Gross to net ratio standards  Up to 0.4 hectare 100%  0.4 to 2 hectares 80%  2 hectares or above 60%		Number of proposed dwellings as per CBC methodology: 63 dwellings
	Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.		
	d Risk (All sites which reach Stage 2 will be subject to the		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	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?		Yes

# **STAGE 1B ASSESSMENT**

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

<sup>51</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Rela	ide 1,500 homes or more <sup>52</sup> . tionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is 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.	R	The site would cause coalescence between Ampthill and Flitwick land which is currently designated as Green Belt.
Does the site continue to next stage?			No



The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <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>53</sup>

Site details	
Reference Number	NLP444
Site Name	Land off The Birches
Site Address	Land to the rear of 94 Ampthill Road, Flitwick
Settlement	Flitwick
Size	Submitted Developable Area: 1.62ha
	Submitted Whole Site Area: 1.62ha
	Measured GIS Area: 1.71ha
Proposed Use	Residential
Any other	Similar site with different access submitted as NLP375
information	

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il or confl	ict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards  • Up to 0.4 hectare 100%  • 0.4 to 2 hectares 80%  • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma:  45-50 dwellings  Number of proposed dwellings as per CBC methodology:  39 dwellings
Floor	this is smaller.  Risk (All sites which reach Stage 2 will be subject to the	ne Segue	l ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	That 100ty
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 significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?		Yes

# **STAGE 1B ASSESSMENT**

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

 $^{53}$  Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	tionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	This site would not be well related to the existing settlement.  Development of this site would constitute a form of back-land development with poor relationship to the existing settlement. It also has potential to be disjointed from the main settlement due to convoluted access arrangements.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	R	This site lies in a narrow piece of Green Belt which protects Flitwick and Ampthill from coalescence. Whilst it is accepted that this site is in line with some existing development of Flitwick, this existing development is minor and rounds off the edge of the settlement.



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 HOUSING55

Site details			
Reference Number	NLP492		
Site Name  Site adjacent to Flitwick Garden Allotments, off Steppingley Road, Flitwick			
Site Address	Site adjacent to Flitwick Garden Allotments, off Steppingley Road, Flitwick		
Settlement Flitwick			
Size	Submitted Developable Area: 0.98ha		
	Submitted Whole Site Area: 0.98ha		
	Measured GIS Area: 1.08ha		
Proposed Use	Mixed Use: Residential and healthcare facilities		
Any other			
information			

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards  Up to 0.4 hectare 100%  0.4 to 2 hectares 80%  2 hectares or above 60%	No	Number of proposed dwellings as per proforma: 65 dwellings  Number of proposed dwellings as per CBC methodology: 24 dwellings
Floor	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	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	That 1 doly
3	Is more than 50% of the site at risk from surface water flooding?	No	
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?		Yes

# **STAGE 1B ASSESSMENT**

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

 $^{55}$  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>56</sup> .		
_	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 fairly well related to Flitwick. Although it appears to be separated from the settlement by the Allotments, it is well related to the new leisure centre and ongoing housing development in this area.
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	GE 1C ASSESSMENT			
This stage of the assessment rules out sites that are not able to me			their critical infrastruct	ure needs <sup>57</sup> .
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery <sup>58</sup> ?	G	No critical infrastructory other than access roaccommitted too.	
Does the site continue to next stage?		Yes	_	

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

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<sup>58</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

The 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>)

<sup>&</sup>lt;sup>57</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>58</sup> This is an appearance bear of the infrastructure.

Does the site continue to next stage?	Yes

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

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

Plan.			
Greei	nbelt		
13	Is the site located within the Green Belt?	No	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	N/A
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)  • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA  • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)  Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	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 2.59	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 16 Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G)

<sup>&</sup>lt;sup>59</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)		
	• 25% - 0% (Greenfield) (R)		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Flitwick is not a parish which has
17	designated areas)	INO	been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan.
	emerging Neighbourhood Plan?		Treignbournood Flan.
18	Community Consultation	No	
	Has any community consultation taken place?	140	
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	Yes	Although it is not clear from the
	Would this proposal impact on the sustainability of		submissions, it appears that the
	the settlement through the loss of services and		site is currently or has previously
	facilities (for example, employment, retail, public		been used for allotments. However
	house etc)		the Council understands that there
	,		is little or no demand for these
			allotments and there is allotment
			capacity elsewhere in Flitwick.
Cumu	ılative Impact		
20	Considering housing completions over the past 10	G	Number of houses in 2006: 5,252
	years, what has been the level of housing growth in		Number of houses in 2016: 5,507
	the parish?		Percentage growth: 4.86%
	<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	Α	Number of houses in 2016: 5,507
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 473
	<ul> <li>Less than 5% growth (G)</li> </ul>		Percentage growth: 8.59%
	• 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		
l '	2016 (as calculated using census and completions		
D:	data).		
	cal Constraints		
22	Are there any physical constraints or permanent	R	The site is a narrow parcel of land
	features that affect the site's developability?		and access arrangements are poor,
	For example pylons, gas works, sewage treatment		this may affect the site's
	works, topography or wind turbines.		developability. However there could
			be opportunities to get access from
			adjoining sites which have
Dolot	ionshin to Sottlement		permission for development.
23	ionship to Settlement  Would development of the site be complementary to	G	No impact.
23	the existing settlement pattern, and would it have an		The impact.
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
L	1911111	I	<u>I</u>

Agric	Agricultural Land Quality				
24	Would the development impact on high quality	R	Site is fully within Grade 2		
	agricultural land?		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>				

# **STAGE 2 ASSESSMENT**

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

	question does not mean that the site will be automatically excluded at this stage as the ratings across			
	e 2B will be looked at as a whole using planning balance.			
	sport and Access to Services			
25	Facilities and services	of the oil	to for haveing. It links to the	
	Question 26 considers the suitability and sustainability	of the sil	te for nousing. 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, in settlement.	
200	Yes, in the settlement (G)		100, iii ootaoment.	
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>			
	<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	G	Yes, in settlement.	
	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	Α	No, but an adjoining settlement	
	school?		does.	
	<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>			
	Other catchment school available (A)			
25d	Does the settlement have a GPs surgery or medical	G	Yes, in settlement.	
	centre?			
	Yes, in the settlement (G)  Yes, progressed as part of the classic property (C)  Yes, progressed as part of the classic property (C).			
	Yes, proposed as part of the development (G)  No, but an adjacing acttlement data (A)			
	No, but an adjoining settlement does (A)  Not in the settlement or an adjoining.			
	<ul> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>			
26	What retail provision does the settlement offer?	G	Supermarket	
	Town Centre/ Supermarket (G)		Caponnance	
	<ul> <li>Convenience Store / Post Office / Newsagent</li> </ul>			
	(A)			
	None (R)			
27	Distance to bus stops with a frequent service (at	Α	Details	
	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			

Distance to nearest train station:   Less than 800m (G)   800m-1200m (R)   Over 1200m (R)   Over 1200m (R)   Stress than 800m (G)   Rower (G)   (G)   Row		part of the development (G)		
Less than 800m (G)     800m-1200m (R)     Over 1200m (R)     Solution (R)     School Capacity		part of the development (G)		
alongside Allotments connecting with Millright Way. However the adjoining housing developments at the old leisture centre or land at Steppingley Road/ Froghall Road may provide other access opportunities.  School Capacity  30 Do the local schools have capacity at all tiers?  A Financial contributions would be required - some capacity for expansion.  All If not, has a commitment been made to address this?  A No commitment made, however normal contributions would be required - some capacity for expansion.  A No commitment made, however normal contributions would be required infrastructure for waste water and potable water?  Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)  Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development states and a lack of available capacity does not preven 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, as 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.  Drainage and Flooding (All sites subject to Sequential Test)  33 What is the conclusion of the sequential approach to site allocations, in regards to flood risk?  • No assessment required (G)  • Consider Further Assessment (A)  • Further Assessment required (R)  Environmental Health  34 Contamination  Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses  Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	28	<ul><li>Less than 800m (G)</li><li>800m-1200m (A)</li></ul>	R	
Do the local schools have capacity at all tiers?			A	alongside Allotments connecting with Millright Way. However the adjoining housing developments at the old leisure centre or land at Steppingley Road/ Froghall Road may provide other access
If not, has a commitment been made to address this?   If not, has a commitment been made to address this?   A   No commitment made, however normal contributions would be required.   No commitment made, however normal contributions would be required.   If not, has a commitment been made to address   A   No commitment made, however normal contributions would be required.   If not, has a commitment been made to address   A   No commitment made, however normal contributions would be required.   If not provide all required   If not provide all restance   If not provide all				
this?  Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)  Is there the capacity to provide all required infrastructure for waste water and potable water?  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 preven 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 capacit 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.  Drainage and Flooding (All sites subject to Sequential Test)  What is the conclusion of the sequential approach to site allocations, in regards to flood risk?  No assessment required (G)  No assessment required (R)  Further Assessment Required (R)  Environmental Health  Contamination  Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses  Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	30	Do the local schools have capacity at all tiers?	A	required – some capacity for
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 preven 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 capacit 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.      Drainage and Flooding (All sites subject to Sequential Test)	31		A	normal contributions would be
Step 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 preven 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 capacit 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.      Drainage and Flooding (All sites subject to Sequential Test)	Water	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
What is the conclusion of the sequential approach to site allocations, in regards to flood risk?   No assessment required (G)   Consider Further Assessment (A)   Further Assessment Required (R)    Environmental Health   Contamination		infrastructure for waste water and potable water?		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
site allocations, in regards to flood risk?  No assessment required (G)  Consider Further Assessment (A)  Further Assessment Required (R)  Environmental Health  Contamination  Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses  Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)  water flooding, assessment is unlikely to be required  NAWaiting comments  R/A/G  Awaiting comments				
Contamination   Are there any contamination constraints on site and will there be any remediation required?   R/A/G   Awaiting comments		<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>	G	water flooding, assessment is
Are there any contamination constraints on site and will there be any remediation required?  35 Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)  Awaiting comments			R/A/C	Awaiting comments
Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		Are there any contamination constraints on site and will there be any remediation required?		/waiting comments
Environmental Constraints		Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments

36	Landscape character  What would the impacts of development be on the landscape character or setting of the area or any	R	Development not acceptable in landscape terms, impacts on landscape buffer and GI
	designated landscapes? Would there be any direct		connectivity
	or indirect harm to the Area of Outstanding Natural		Commodavity
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	Arch:	Site is considered to have low
	What would the impacts of development be on any	G	archaeological potential. No
	heritage assets and their setting?	Her:	objection to allocation.
	Are there any opportunities for enhancement of	G	No heritage comment
	these assets?		
38	Ecological Assets	R	Loss of allotments, detrimental
	What would the impacts of development be on any		cumulative impact on the areas
	biological, geological or ecological assets and are		through adjacent development. In
	there any opportunities for their enhancement?		NIA
39	Open space/leisure and GI assets	R	Parish GI plan identifies aspiration
	Are there any potential conflicts with open space,		to create new allotments here.
	leisure designations or Rights of Way? Is there		Adjacent to ROW to east, would
	capacity to provide the required levels of open space		need to relate. Within Greensand
	and green infrastructure?		Ridge NIA, would need to enhance
			habitat connectivity.
Mino	rals and Waste		Awaiting leisure comments.
40		G	No issues
40	What would the impacts of development be on safeguarded minerals and waste sites, including	G	NO issues
	mineral safeguarding sites?		
Plant	ning History		
41	What is the sites planning history? (For example		None.
"	planning applications and submissions to previous		TYONG.
	Allocations Plans)		
Does	the site continue to next stage?		Yes
	9		

#### STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is fully Grade 2 Agricultural Land and concerns have been raised about the impacts development would have on landscape buffer and GI connectivity. The site is also within the Greensand Ridge NIA and habitat connectivity would need to be enhanced. The site could be accessed through one of two adjoining allocations which would improve its access and allow a greater proportion of it to be developed. Whilst site presents some constraints, it is a highly sustainable location with good access to both rail and bus links and a number of services within walking distance. It has also been shown that the allotments are no longer required and further to this as the result of recent planning permissions, the sites to the north and west have permission for housing and there is already development to the east. It is considered that overall when considering the site using Planning Balance, since the allotments have been shown to not be required and the submission is in a highly sustainable location, this site will continue through the process.

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

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

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

Viabil	lity		
43	Referring to the Viability Assessment undertaken by	G	The Council's Residential

consultants, is the probability of the site being viable Development Viability Report (Feb high, medium or low? 2017) indicates that residual value High (G) Benchmark land value comfortably of development in this value area exceeded by likely residual value and at this scale would exceed both the upper and lower Low (A) Marginal viability, with likely residual benchmark land values and as land value close to benchmark land value such the report indicates that such Very Low (R) Likely residual value well below development would likely be viable. benchmark land value Achievability 44 Are there any market factors which would affect The Council's Residential 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. 45 When can the scheme realistically commence 0 to 5 years delivery? 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 46 What is the indicative build out time of the site? The Case Study Sites outlined within the Council's Residential

	Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?	Yes

# **SUMMARY**

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

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

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





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