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Site Assessment Forms

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Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP117
Site Name	Land to the west of Midland Mainline Railway
Site Address	Toddington Road, Harlington
Settlement	Harlington
Size	Submitted Developable Area: 17ha
	Submitted Whole Site Area: 17ha
	Measured GIS Area: 18.14ha
Proposed Use	Mixed use: Residential with community facilities
Any other	Part of site re-submitted as NLP381
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	E 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or 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% • 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: 150 dwellings Number of proposed dwellings as per CBC methodology: 306 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	tage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?	·	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

______ ¹ 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			
	le 1,500 homes or more ² .			
	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	Considering the site as submitted, with 1,200 homes it is not of a large enough size to stand alone. Currently the development of Harlington is all to the west of the railway, however this parcel lies to the east of the railway away from the main settlement. There are two roads with pedestrian facilities which cross the railway however, one to the north and one to the south of the site which links to the railway station, so the site would be linked the settlement .	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.	
Does	the site continue to next stage?		Yes	

STAGE 1C ASSESSMENT

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

This s develor intent	GE 1D ASSESSMENT stage of the assessment rules out sites that are not avai opment where there are no legal or ownership problems ion to develop the site.		
Availa	Availability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is used for agriculture and the submission states that no demolition or relocation would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of the sole landowner and

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

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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. ⁴ 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.

			intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Submission states 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
This scree Circu asse	GE 1E ASSESSMENT section records the findings of the Strategic Green Belt F ening of sites to determine whether they <u>may</u> be capable imstances. Any site in the Green Belt that is determined ssment would still have to demonstrate Exceptional Circu	of demo as suitab	nstrating Exceptional le based on the high level SHLAA
Plan. Gree	enbelt		
13	Is the site located within the Green Belt?	Yes	Yes. Site is 100% in 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 	Yes	

	and 150 that cannot meet these chiena, will not		
	progress any further in this assessment of		
	suitability.*		
15b	Sites which have support from the local community	No	
	as demonstrated through an allocation in an adopted		
	or draft Neighbourhood Plan (that has been subject		
	to Regulation 14 consultation) that do not meet the		
	criteria in question 15a will automatically progress		
	through this stage to be considered further at Stage		
	2. ⁵		
Does	the site continue to next stage?		Yes
			1

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

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

STAG	SE 2 ASSESSMENT		
	stage further assesses the site's suitability using detailed	d desktor	assessment. A red rating for any
	ion does not mean that the site will be automatically exc		
	e 2A will be looked at as a whole using planning balance		<u>j</u>
	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) 		
Comr	munity		
17	Neighbourhood Planning (only applicable in	No	Harlington is not a parish which has
17	designated areas)	INU	Harlington is not a parish which has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan.
	emerging Neighbourhood Plan?		Neighbourhood Plan.
18			This was not salked in the 2014 Call
10	Community Consultation	N/A	This was not asked in the 2014 Call for Sites.
	Has any community consultation taken place?		for Siles.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.	NL-	
19	Sustainability of Settlement	No	Site is 100% Greenfield.
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
•	house etc)		
	ulative Impact		
20	Considering housing completions over the past 10	G	Number of houses in 2006: 929
	years, what has been the level of housing growth in		Number of houses in 2016: 958
	the parish?		Percentage growth: 3.12%
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 958
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 14
	 Less than 5% growth (G) 		Percentage growth: 1.46%
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints	I	l
<u>22</u>	Are there any physical constraints or permanent	A	The topography is uneven in parts
	features that affect the site's developability?	,	of the site. This may impact on the
	For example pylons, gas works, sewage treatment		development of the site. There are
			•
Dolot	works, topography or wind turbines.		also some pylons on the site.
	ionship to Settlement	•	The development would alter the
23	Would development of the site be complementary to	A	The development would alter the
	the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive		pattern of the existing settlement which currently only lies to the east
	L DOWORDO IMPODOT OD ODV DIOTORIO LIDIOULO OF DIOTIDOTIVO	1	which currently only lies to the east

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	characteristics of the settlement's built or natural form?		of the railway. However this offers the opportunity to enhance the settlement and make it more sustainable.
Agric	cultural Land Quality		
24	Would the development impact on high quality agricultural land?	R	Over 50% of the site lies within Grade 2 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)		

STAC	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
Stage	e 2B will be looked at as a whole using planning balance).	
	sport and Access to Services		
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes
	 Yes, in the settlement (G) 		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
25b	Does the settlement have a Middle school (if	А	Middle school available in
	applicable)?		Toddington.
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	G	Yes
	school?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
0.5.1	Other catchment school available (A)	0	
25d	Does the settlement have a GPs surgery or medical	G	Yes, currently a ½ day satellite
	centre?		surgery.
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) Not in the settlement or an adjoining 		
	 Not in the settlement or an adjoining settlement (R) 		
26	What retail provision does the settlement offer?	A	Convenience stores available
20	Town Centre/ Supermarket (G)	~	
	 Convenience Store / Post Office / Newsagent 		
	 Convenience Store / Post Office / Newsagent (A) 		
	• None (R)		
27	Distance to bus stops with a frequent service (at	A	777m
21	least hourly at peak times):	~	1111
	Less than 400m (G)		

		1	
	 400m-800m (A) 		
	 Over 800m (R) 		
	 OR submission form stated that improved 		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	G	
	 Less than 800m (G) 		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Site borders Toddington Road.
	ol Capacity	0	Site bolders roddington Road.
30	Do the local schools have capacity at all tiers?	A	Small amount of capacity at lower
			school, middle and upper schools
			are quite full.
31	If not, has a commitment been made to address	A	Financial contributions likely to be
01	this?		required for all phases, dependent
			on the scale of development. No
			commitment made.
Wata	r Utilities (Gas. Electricity and Broadband Infrastrue	turo will	
32	r Utilities (Gas, Electricity and Broadband Infrastruc Is there the capacity to provide all required	R/A/G	Water utilities companies have a
JZ	infrastructure for waste water and potable water?	1070	statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	A	Ordinary Watercourse present,
	site allocations, in regards to flood risk?		JFlow modelling required to confirm
	No assessment required (G)		flood risk
	Consider Further Assessment (A)		
	 Further Assessment Required (R) 		
Envir	ronmental Health		
34	Contamination	G	No significant features on site
54	Are there any contamination constraints on site and	0	Adjacent to southwest boundary
	will there be any remediation required?		former brickworks now housing
35		۸	
33	Adjoining uses Would any adjoining uses have the potential to	A	Railway Noise / MotorCross
	I would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	cause conflict with the proposed use? (for example; noise and smell)		
	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints		
Envir 36	cause conflict with the proposed use? (for example; noise and smell) conmental Constraints Landscape character	G	Capacity for some development
	cause conflict with the proposed use? (for example; noise and smell) onmental Constraints	G	Capacity for some development with appropriate landscape mitigation. Open landscape, framed

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		1	
	designated landscapes? Would there be any direct		by structure planting and railway to
	or indirect harm to the Area of Outstanding Natural		east, within broad settlement
	Beauty or the Nature Improvement Area?		envelope
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	A/R	Potential ecological interest in
	What would the impacts of development be on any		west, extensive enhancements req.
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	A/G	Parish GI plan identifies the need
	Are there any potential conflicts with open space,		for safe crossing point of the
	leisure designations or Rights of Way? Is there		railway line at SE corner. RoW runs
	capacity to provide the required levels of open space		through site. No loss of LS open
	and green infrastructure?		space.
Mine	erals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plan	ning History		
41	What is the sites planning history? (For example		None
	planning applications and submissions to previous		
	Allocations Plans)		
Does	s the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within the Green Belt however it is adjacent to the railway station which provides direct connections to London, Luton and Bedford. There is an Ordinary Watercourse present so further flood modelling will be required, in addition the site is within Grade 2 Agricultural land. Environmental Health identified potential for noise pollution from the railway and motorcross. There may be some issues in terms of school capacity, particularly at Upper School level. There is also potential ecological interest in the west, extensive enhancements will be required. There are pylons on the site and the topography of the site may present some constraints. However overall due to the opportunities offered for sustainable travel from this site, particularly in terms of bus and rail routes and the number of facilities within walking distance, the site is considered worthy of further assessment.

STAGE 3 : ACHIEVABILITY

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

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 	A	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed the upper benchmark land value and as such the report

	benchmark land value	indicates that such development may not be viable. However the Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016 and based on the average building costs during 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 of the Authority. For the reasons outlined above it is considered that this scale of development within this value area may be viable.
	vability	
44	Are there any market factors which would affect deliverability?	The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential

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45 When can the scheme realistically commence delivery? • 0 to 5 years 46 What is the indicative build out time of the site? Submission suggests that the site could build not superior of the site of the site out of the site of th	Does the site pass this stage? Yes	46	 delivery? 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period What is the indicative build out time of the site?	 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. Submission suggests that the site could bring forward 20 dwellings per annum over 8 years. 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 two housebuilders would likely take one year to first completion and would build out the site at a rate of 100 dwellings per annum there after.
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SUMMARY

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

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

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

Site Assessment Framework for HOUSING⁶

Site details	
Reference Number	ALP123
Site Name	Land off Goswell End Road
Site Address	Goswell End Road, Harlington
Settlement	Harlington
Size	Submitted Developable Area: 8.9ha
	Submitted Whole Site Area: 8.9ha
	Measured GIS Area: 12.89ha
Proposed Use	Residential
Any other	Site submitted again on behalf of land promoter as NLP303.
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMEN	T		
		ll or oonfi	list with notional policy designations
			lict with national policy designations.
Provisional Site Capacit			
	accommodate less than 10	No	Number of proposed dwellings as
dwellings?			per proforma:
	er of new homes from site size		225 dwellings
	dph and exclude up to 40 %		
	size of land for infrastructure and		
	account topography or significant		
areas of undevelop			Number of proposed dwellings as
Site Size Gross to	net ratio standards		per CBC methodology:
 Up to 0.4 he 	ectare 100%		
• 0.4 to 2 hec	tares 80%		160 dwellings
2 hectares	or above 60%		
	lation use the submitted		
	or the area measured in GIS if		
this is smaller.			
Flood Risk (All sites whic	h reach Stage 2 will be subject to th	ne Seque	ntial Test)
2 Is more than 50% or 3?	of the site located in Flood Zone 2	No	
3 Is more than 50% of water flooding?	of the site at risk from surface	No	
	signations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
	of the site covered by nationally	No	No designations on site.
	tions? These are: Sites of Special		
	National Nature Reserves,		
	ents, Registered Parks and		
Gardens.			
	of the site located within the Area	No	No part of site covered by AONB.
of Outstanding Nat			
Does the site continue to		·	Yes

STAGE 1B ASSESSMENT

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

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⁶ 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 ⁷ .			
	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?	G	The site is separated from Harlington by a road, however this road is not an A road and therefore does not present a major constraint. Extension of Harlington in this way would extend the settlement north into an area which is currently mostly undeveloped with the exception of the Upper School which lies outside of the existing settlement envelope.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.	
Does	the site continue to next stage?		Yes	

STAGE 1C ASSESSMENT

This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁸ .		
Critic	Critical Infrastructure		
8	Can the site meet the critical infrastructure	А	No information provided. Not asked
	requirements that will enable delivery ⁹ ?		in 2014 Call for Sites.
Door	Deep the site continue to post stage?		

Does the site continue to next stage?

STAGE 1D ASSESSMENT

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

Avail	Availability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is currently used for agricultural purposes; 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	The submission has been made on behalf of the sole land owner and states intention to develop.		
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.		

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

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⁸ 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.

⁹ 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.

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	
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. ¹⁰	N/A	
Does	the site continue to next stage?	1	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

Page.

¹⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	e 2A will be looked at as a whole using planning balance iously 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.
Com	munity	I	
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Harlington 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 question was not asked in 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	Site is 100% Greenfield.
Cum	ulative Impact		
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of</i> <i>completions over the last ten years as a percentage</i> <i>of the dwellings in April 2006 (as calculated using</i> <i>census and completions data).</i> 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) <i>This is calculated by working out the total number of</i> <i>outstanding permissions as of April 1st 2016 as</i> <i>percentage of the total number of dwellings in April</i>	G	Number of houses in 2006: 929 Number of houses in 2016: 958 Percentage growth: 3.12% Number of houses in 2016: 958 Number of outstanding completions in 2016: 14 Percentage growth: 1.46%
	2016 (as calculated using census and completions data).		
Phys	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.	A	The topography is hilly in places, particularly to the north of the site. Railway to the west.
	tionship to Settlement		
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	No issues.

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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) 	A	The site lies fully within Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.		

STAC	GE 2 ASSESSMENT				
This s	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for		
any q	any question does not mean that the site will be automatically excluded at this stage as the ratings across				
Stage	e 2B will be looked at as a whole using planning balance	.			
Trans	sport and Access to Services				
25	Facilities and services				
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the		
	Council's Settlement Hierarchy Audit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Yes		
	 Yes, in the settlement (G) 				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
	settlement (R)				
25b	Does the settlement have a Middle school (if	А	Middle school available in		
	applicable)?		Toddington.		
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	G	Yes		
	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	G	Yes, currently a ½ day satellite		
	centre?		surgery.		
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
26	settlement (R) What retail provision does the settlement offer?	A	Convenience stores available		
20	Town Centre/ Supermarket (G)	A	Convenience stores available		
	 Convenience Store / Post Office / Newsagent 				
	(A)				
	• None (R)				
27	Distance to bus stops with a frequent service (at	A	472m		
	least hourly at peak times):				
	Less than 400m (G)				
	• 400m-800m (A)				
	 Over 800m (R) 				
	 OR submission form stated that improved 				
L		1			

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		r	
	public transport facilities could be provided as part of the development (G)		
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)	R	
29	Is the site accessible from the existing road network?	G	Site borders Goswell End Road.
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Small amount of capacity at lower school, middle and upper schools are quite full.
31	If not, has a commitment been made to address this?	A	Financial contributions likely to be required for all phases, dependent on the scale of development. No commitment made.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
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) 	A	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	 No significant features on site Adjacent to northern boundary derelict brick works
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Railway Noise
Envir	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Limited capacity for low density development to the southern site portion with appropriate and effective landscape buffer to rural northern edge. Open arable field rising to north

 $P_{age} \mathbf{18}$

			beyond settlement envelope.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No heritage comments.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G/A	Potential impact on farmland species, buffering required to woodland in North with enhancements.
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?	A/G	Part of site overlaps with old brickworks to the north. Parish GI plan identifies this as GI project for enhancement – currently it is an old brickworks site with ponds and secondary woodland. RoW across site. No loss of LS open space.
Mine	rals and Waste		· · ·
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within the Green Belt, however Harlington has a number of facilities including a mainline rail station which provides direct links to Bedford, Luton and London although the centre of the site lies just outside of the walking catchment to the train station the road frontage of the site is approximately 900m from the station. The site is also in very close proximity to both a lower and upper school, though potential capacity issues have been identified. The railway passes the west of the site and there would need to be design mitigation to address the noise issues here. Environmental Health have also identified that the site is adjacent to derelict brickworks to the north. There would need to be effective landscape buffering to the north to protect the rural northern edge where the site rises to the north. Buffering to the north would also be beneficial in ecological terms, protecting and enhancing the woodland. Development of the site could have a potential impact on farmland species, and there is an Ordinary Watercourse present so further flood modelling would be required. The site has multi-period archaeological potential, but this would not prevent allocation providing mitigation was undertaken. In summary, this site is considered worthy of further consideration.

STAGE 3 : ACHIEVABILITY

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

Viabil	Viability				
43	Referring to the Viability Assessment undertaken by	А	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 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 	of development in this value area and at this scale with £38k infrastructure costs would not exceed both the upper and lower benchmark land value and as such the report indicates that such development may not be viable. However the Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016 and based on the average building costs during 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.
		For the reasons outlined above it is considered that this scale of
		development within this value area
A		may be viable.
Achie 44	vability	The Council's Residential
44	Are there any market factors which would affect deliverability?	Development Viability Report (Feb

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45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years	 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase viability/deliverability of development not only in the higher value areas of the Authority. Submissions suggests delivery could commence in Year 4 (deliverable). O to 5 years
46	Outside Plan Period What is the indicative build out time of the site?	The Case Study Sites outlined
Door	the site pass this stage?	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. Yes

 ${\rm Page}21$

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

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

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

Site Assessment Framework for HOUSING¹¹

Site details	
Reference Number	ALP181
Site Name	Land to west of Sundon Road, Harlington
Site Address	Land to west of Sundon Road, Harlington
Settlement	Harlington
Size	Submitted Developable Area: 6.4ha
	Submitted Whole Site Area: 6.4ha
	Measured GIS Area: 6.40ha
Proposed Use	Residential
Any other	Very similar to submission NLP107
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

This stage of the assessment rules out sites that are too small or conflict with national policy designations. Provisional Site Capacity 1 Is the site likely to accommodate less than 10 dwellings? No Number of proposed dwellings as per proforma: 1 Is the site likely to accommodate less than 10 dwellings? No Number of proposed dwellings as per proforma: 2 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. Number of proposed dwellings as per CBC methodology: 1 0.4 to 2 hectares 80% Number of proposed dwellings as per CBC methodology: 1 0.4 to 2 hectares 80% 115 dwellings 2 1 be to 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 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 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 part of site covered by AONB. 5	STAG	STAGE 1A ASSESSMENT				
Provisional Site Capacity 1 Is the site likely to accommodate less than 10 dwellings? No Number of proposed dwellings as per proforma: Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Number of proposed dwellings as per proforma: Site Size Gross to net ratio standards • Up to 0.4 hectare 100% Number of proposed dwellings as per CBC methodology: • 0.4 to 2 hectares 80% • 2 hectares or above 60% Number of proposed dwellings as per CBC methodology: Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. No 115 dwellings 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? No 3 Is more than 50% of the site at risk from surface water flooding? No No No 4 Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. No No part of site covered by AONB. 5 Is more than 50% of the site located within the Area of Outstanding Natural Beauty? No No part of site covered by AONB.						
1 Is the site likely to accommodate less than 10 dwellings? No Number of proposed dwellings as per proforma: Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Number of proposed dwellings as per CBC methodology: Site Size Gross to net ratio standards • Up to 0.4 hectare 100% Number of proposed dwellings as per CBC methodology: • 0.4 to 2 hectares 80% • 2 hectares or above 60% Number of proposed dwellings Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. 115 dwellings 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 Autionally 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.	1					
this is smaller.Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)2Is more than 50% of the site located in Flood Zone 2 or 3?No3Is more than 50% of the site at risk from surface water flooding?NoNationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)4Is 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.NoNo part of site covered by AONB.5Is more than 50% of the site located within the Area of Outstanding Natural Beauty?NoNo part of site covered by AONB.	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% <i>Note: for this calculation use the submitted</i>	No	per proforma: 128-192 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? No 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? 		this is smaller.				
or 3?No3Is more than 50% of the site at risk from surface water flooding?NoNationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)4Is 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.NoNo designations on site.5Is more than 50% of the site located within the Area of Outstanding Natural Beauty?NoNo part of site covered by AONB.				ntial Test)		
water flooding?NoNationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)4Is 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.NoNo designations on site.5Is more than 50% of the site located within the Area of Outstanding Natural Beauty?NoNo part of site covered by AONB.	2		No			
 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? 	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 	Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
of Outstanding Natural Beauty?	4	significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and	No	No designations on site.		
	5		No	No part of site covered by AONB.		
Does the site continue to next stage? Yes	Does	the site continue to next stage?		Yes		

STAGE 1B ASSESSMENT

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

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¹¹ 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

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

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

	GE 1D ASSESSMENT					
	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	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?	G	The site is currently used for agricultural purposes; 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?	A	The submission has been made by a representative for a developer. There are a number of land owners but details are provided 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 that the agent is aware of.			
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	No.			

¹² 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-<u>led garden villages towns and cities.pdf</u>)
 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.

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

STAC				
	STAGE 1E ASSESSMENT			
	This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they <u>may</u> be capable of demonstrating Exceptional			
	mstances. Any site in the Green Belt that is determined			
	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the	
Plan.				
Greer				
13	Is the site located within the Green Belt?	Yes	Yes 100% Green Belt	
14	If answer to question 13 is yes, then does the site lie	Yes	Parcel identified as making a	
	within one of the parcels which have been identified		'relatively weakly contribution'	
	in the Central Bedfordshire and Luton Green Belt			
	Study as making only a relatively weak, weak, or no			
	contribution? If yes, site progresses through to Stage			
	2.			
15a	Does the site have all of the following merits that	Yes		
	may outweigh the harm to the Green Belt and which			
	may contribute to identification of exceptional			
	circumstances?			
	Adjoining settlement has at least 3 of the			
	following key local services - convenience			
	shop, lower school, middle school, upper			
	school, village hall, GP surgery, post office,			
	library (use settlement audit)			
	Site makes a strong contribution to housing			
	need (100 plus homes) within the Luton HMA			
	Site is in or directly adjacent to a settlement			
	that has a mainline rail station or direct			
	assess (junction) to the strategic road			
	network (A road or motorway)			
	Sites in Green Belt other than those covered by 14			
	and 15b that cannot meet these criteria, will not			
	progress any further in this assessment of			
	suitability.*			
15b	Sites which have support from the local community	No		
	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. ¹⁵			
Does	the site continue to next stage?		Yes	

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previ	Previously Developed Land			
16	Is the site Previously Developed Land in accordance with the NPPF definition?	R	No part of the site is PDL.	

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

	• 76% - 100% (G)		
	• 26 - 75% (A)		
_	• 25% - 0% (Greenfield) (R)		
	munity	NI-	
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Harlington 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	Site is 100% Greenfield
Cum	ulative Impact		
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).	G	Number of houses in 2006: 929 Number of houses in 2016: 958 Percentage growth: 3.12%
21 Phys	 What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). 	G	Number of houses in 2016: 958 Number of outstanding completions in 2016: 14 Percentage growth: 1.46%
<u>22</u>	Are there any physical constraints or permanent	A	Railway to the west.
LL	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 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.
	cultural Land Quality		
24	 Would the development impact on high quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 	A	The site lies fully within Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b.

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

OTAC			
	SE 2 ASSESSMENT	and a function	to choice I are ciplicate. A word wating for
	stage further assesses the site's suitability using comme		
	uestion does not mean that the site will be automatically 2 B will be looked at as a whole using planning balance		ed at this stage as the fattings across
	sport and Access to Services	.	
25	Facilities and services		
25	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		te for housing. It links to the
	Source a Settlement merarchy Adult.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes
	• Yes, in the settlement (G)		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
25b	Does the settlement have a Middle school (if	A	Middle school available in
	applicable)?		Toddington.
	• Yes, in the settlement (G)		5
	• Yes, proposed as part of the development (G)		
	• No, but an adjoining settlement does (A)		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	G	Yes
	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	G	Yes, currently a ½ day satellite
	centre?		surgery.
	 Yes, in the settlement (G) 		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)	-	
26	What retail provision does the settlement offer?	A	Convenience stores available
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
27	None (R)	•	745.05
27	Distance to bus stops with a frequent service (at least hourly at peak times):	A	715.95
	Less than 400m (G)400m-800m (A)		
	 Over 800m (R) 		
	 Over boom (R) OR submission form stated that improved 		
	 OR submission form stated that improved public transport facilities could be provided as 		
	part of the development (G)		
28	Distance to nearest train station:	G	
	Less than 800m (G)		
	 800m-1200m (A) 		
		I	

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	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Site borders Sundon Road.
	ol Capacity	0	Site borders buildoir road.
30	Do the local schools have capacity at all tiers?	A	Small amount of capacity at lower school, middle and upper schools are quite full.
31	If not, has a commitment been made to address this?	A	Financial contributions likely to be required for all phases, dependent on the scale of development. No commitment made.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
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) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Envir	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Railway Noise
Envir	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Limited capacity for low density / small scale development. Within the setting of the AONB – potential visual impact on views. Relatively open site / context, adjacent to existing settlement edge
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: G Arch: G	Site is considered to have low archaeological potential. No objection to allocation. No Heritage comments.

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A	Potential impact on farmland species, retain old hedgelines through site.
A	Parish GI plan identifies the aspiration to protect the existing landscape. RoW across site. No loss of LS open space.
G	No issues
	None
	Yes
	A

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within the Green Belt, however Harlington has a number of facilities including a mainline rail station which provides direct links to Bedford, Luton and London. The site is a parcel of Green Belt which has been identified as making a relatively weak contribution to the Green Belt. The railway runs adjacent to the site to the west which will present some noise constraints. The site is within the setting of the AONB and therefore development could potentially have some impact on views as the site is relatively open, but mitigation could be explored further. Ecologically, it is suggested that the old hedgelines are retained through the site to minimise the potential impact on farmland species. This site is considered worthy of further consideration.

STAGE 3 : ACHIEVABILITY

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

Viabi	lity		
43	 Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value 	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achie	evability		
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within 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
45	 When can the scheme realistically commence delivery? 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years 	value areas of the Authority. Submissions suggests delivery could commence in Year 1 (deliverable). 0 to 5 years
46	Outside Plan Period What is the indicative build out time of the site?	Submission suggests that the site could bring forward 20 dwellings per annum over 10 years. The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.
Does	the site pass this stage?	Yes

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SUMMARY

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

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

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

Site Assessment Framework for HOUSING¹⁶

Site details	
Reference Number	ALP355
Site Name	Land north of Goswell End Road
Site Address	Land north of Goswell End Road
Settlement	Harlington
Size	Submitted Developable Area: 2.5ha
	Submitted Whole Site Area: 2.5ha
	Measured GIS Area: 2.46ha
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.					
	Provisional Site Capacity					
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as			
-	dwellings?		per proforma:			
	Work out the number of new homes from site size					
	using density of 30dph and exclude up to 40 %					
	depending on site size of land for infrastructure and		50-80			
	services, take into account topography or significant					
	areas of undevelopable land.					
	Site Size Gross to net ratio standards		Number of proposed dwellings as			
	• Up to 0.4 hectare 100%		per CBC methodology:			
	 0.4 to 2 hectares 80% 					
	 2 hectares or above 60% 		44			
	Note: for this calculation use the submitted					
	Developable Area, or the area measured in GIS if					
	this is smaller.					
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	The site is not within Flood Zone 2 or 3.			
3	Is more than 50% of the site at risk from surface water flooding?	No	The site is not at risk of flooding.			
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally	No	There are no nationally significant			
	significant designations? These are: Sites of Special		designations on site.			
	Scientific Interest, National Nature Reserves,					
	Scheduled Monuments, Registered Parks and					
	Gardens.					
5	Is more than 50% of the site located within the Area	No	The site is not within the AONB			
	of Outstanding Natural Beauty?					
Does	Does the site continue to next stage? Yes					

STAGE 1B ASSESSMENT

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

 \sim Page32

¹⁶ 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 **Relationship to Settlement** For sites that are not of a sufficient scale to be self-6 А The site is located on the northern contained, is the site a logical extension to the edge of Harlington, directly settlement or are there any major physical adjacent to the school. There is no residential development located on constraints(for example A roads, rivers or railways) that separate it from the main settlement? the northern edge of Goswell Road, but given its location next to the school it could form an extension to the village. G 7 The site would not cause Does the site cause coalescence between an coalescence. existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. Does the site continue to next stage? Yes

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs¹⁸.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure requirements that will enable delivery¹⁹?
 A
 Further information required

 Does the site continue to next stage?
 Yes

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability**

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

¹⁷ 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)

¹⁸ 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.

¹⁹ 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			
	nstances. Any site in the Green Belt that is determined			
	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the	
Plan.	Т. К.			
Green				
13	Is the site located within the Green Belt?	Yes	The site is within 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	No	The site is not a parcel that has been identified as making a weak	
	in the Central Bedfordshire and Luton Green Belt		contribution.	
	Study as making only a relatively weak, weak, or no			
	contribution? If yes, site progresses through to Stage			
	2.			
15a	Does the site have all of the following merits that	No	The site does not have the listed	
	may outweigh the harm to the Green Belt and which		merits.	
	may contribute to identification of exceptional			
	circumstances?			
	 Adjoining settlement has at least 3 of the 			
	following key local services - convenience			
	shop, lower school, middle school, upper			
	school, village hall, GP surgery, post office,			
	library (use settlement audit)			
	 Site makes a strong contribution to housing 			
	need (100 plus homes) within the Luton HMA			
	• Site is in or directly adjacent to a settlement			
	that has a mainline rail station or direct			
	assess (junction) to the strategic road			
	network (A road or motorway)		~	
	Sites in Green Belt other than those covered by 14			
	and 15b that cannot meet these criteria, will not			
	progress any further in this assessment of			
	suitability.*			
15b	Sites which have support from the local community	No		
100	as demonstrated through an allocation in an adopted	110		
	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. ²⁰			
			No	
Does the site continue to next stage?				

 $_{\text{Page}}34$

²⁰ 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 HOUSING²¹

Site details	
Reference Number	NLP107
Site Name	Land to west of Sundon Road, Harlington
Site Address	Land to west of Sundon Road, Harlington
Settlement	Harlington
Size	Submitted Developable Area: 6.51ha
	Submitted Whole Site Area: 6.51ha
	Measured GIS Area: 6.38ha
Proposed Use	Residential
Any other	Very similar to submission ALP181
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT			
This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
Provisional Site Capacity			
1 Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 195 dwellings Number of proposed dwellings as per CBC methodology: 115 dwellings	
this is smaller.		untial Taat)	
Flood Risk (All sites which reach Stage 2 will be subject to t		ential l'est)	
2 Is more than 50% of the site located in Flood Zone 2 or 3?	No		
3 Is more than 50% of the site at risk from surface water flooding?	No		
Nationally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)	
4 Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	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

 ${}^{\rm Page}35$

²¹ 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 more²².

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

_	STAGE 1C ASSESSMENT			
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ²³ .			
Criti	Critical Infrastructure			
8	Can the site meet the critical infrastructure	G	Submission states that there are no	
	requirements that will enable delivery ²⁴ ?		critical infrastructure requirements.	
Does the site continue to next stage?			Yes	

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or superplain problems and the lendowner has superpased on				
	development where there are no legal or ownership problems and the landowner has expressed an			
	ion to develop the site.			
	ability	1		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is currently used for agricultural purposes; 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?	A	The submission has been made by a representative for a developer. However it states that 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 because it's not eligible for allocation.	G	No.	

²² 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)
²³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

²³ 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.
²⁴ This is an assessment based on the information has been identified as infrastructure of the information has been identified as infrastructure.

²⁴ 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

STAG	STAGE 1E ASSESSMENT				
This s	ection records the findings of the Strategic Green Belt F	Review a	nd also provides a preliminary		
screer	ning of sites to determine whether they may be capable	of demo	nstrating Exceptional		
Circur	nstances. Any site in the Green Belt that is determined	as suitab	le based on the high level SHLAA		
	sment would still have to demonstrate Exceptional Circu				
Plan.					
Green	nbelt				
13	Is the site located within the Green Belt?	Yes	Yes 100% Green Belt		
14	If answer to question 13 is yes, then does the site lie	Yes	Parcel identified as making a		
	within one of the parcels which have been identified		'relatively weakly contribution'		
	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				
15-	2. Dece the site have all of the following marite that	Vec			
15a	Does the site have all of the following merits that	Yes			
	may outweigh the harm to the Green Belt and which				
	may contribute to identification of exceptional				
	circumstances?				
	 Adjoining settlement has at least 3 of the 				
	following key local services - convenience				
	shop, lower school, middle school, upper				
	school, village hall, GP surgery, post office,				
	library (use settlement audit)				
	Site makes a strong contribution to housing				
	need (100 plus homes) within the Luton HMA				
	 Site is in or directly adjacent to a settlement 				
	that has a mainline rail station or direct				
	assess (junction) to the strategic road				
	network (A road or motorway)				
	Sites in Green Belt other than those covered by 14				
	and 15b that cannot meet these criteria, will not				
	progress any further in this assessment of				
	suitability.*				
15b	Sites which have support from the local community	No			
	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				
	$2.^{25}$				
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?	R	No part of the site is PDL.
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²⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Page3,

 10% - 100% (G) 25% - 0% (Greenfield) (R) 25% - 0% (Greenfield) (R) Community Neighbourhood Planning (only applicable in designated areas) is the site identified as a housing allocation in an emerging Neighbourhood Plan? 18 Community Consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. 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) Commutive (maximum consultation took and any overall community response. 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) Commutative Impact Commutative Impact Commutative Impact Commutative Impact Commutative Impact Commutative Impact Consultation to a parish ? Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (G) Ess than 5% growth (G) Ess than 20% growth (G) Ess than 5% growth (G) Sto to 20% growth (A) More than 20% growth (R) This is calculated using census and completions data, and promise of the settlement through growstrange of the total number of outstanding permissions as of April 12016 as approximations of the settlement and there be if all the outstanding permissions as of April 12016 as approximations of the settlement and the total number of outstanding completions data, and the prese any physical constraints or permanent features that affect th		700/ 1000/ (0)		
 25% - 0% (Greenfield) (R) Community Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? Rommunity Consultation Rommunity Consultation taken place? If yes, provide brief details on the form this consultation took and any overall community (response). 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) Commutive (Section of the services and facilities (for example, employment, retail, public house etc) 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 (R) This is calculated by working out the total number of completions over the last en years as a percentage of the dwellings in April 2006 (as calculated using census and completions et as a percentage of the alst en years as a percentage of the outstanding permissions (as of April 2016) were to be completed? It is calculated by working out the total number of outstanding completions are of April 2016 (as calculated using census and completions are of April 2016) were to be completed? Less than 5% growth (A) More than 20% growth (G) Si to 20% of growth (A) More than 20% growth (C) Si to 20% of growth (A) Si to 20% of growth (A) Si to alculated by working out the total number of outstanding permissions as of April 2016) were to be completed? Prescal Constraints		• 76% - 100% (G)		
Community Harlington is not a parish which has been designated for a is the site identified as a housing allocation in an emerging Neighbourhood Plan? No Has any community consultation No Hasing Neighbourhood Plan? Recomment Consultation taken place? No No Has any community consultation taken place? No No Has any community consultation taken place? No Site is 100% Greenfield Youndation took and any overall community response. No Site is 100% Greenfield Sustainability of Settlement No Site is 100% Greenfield Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public houses in 2006: 929 Number of houses in 2006: 929 Quartistic (map can be been the level of housing growth in the parish? East han 5% growth (G) Site is 100% Greenfield Years, what has been the level of housing growth would here be if all the outstanding permissions das of April 2016) were to be completions over the last ten years as a percentage of the duellings and April 2016 (as calculated using census and completions data). G Yhest and S% growth (G) Site 100 working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of outstanding completions data). Railway to the west. Yhest and S% growth (A) No th				
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50% or more in non-agricultural land (G) data from Natural England does not	∠4		А	
0 ()		•		
• 50% of more in Grade 3b, 4 or 5 (A) sub-classify Grades 3a and 3b.				•
		 50% of more in Grade 3b, 4 or 5 (A) 		sub-classify Grades 3a and 3b.

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

OTAC					
	STAGE 2 ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. A red rating for				
	uestion does not mean that the site will be automatically 2 B will be looked at as a whole using planning balance		at this stage as the fattings across		
	sport and Access to Services	.			
25	Facilities and services				
25	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the		
	Council's Settlement Hierarchy Audit.		le for housing. It links to the		
	Sounding Settlement merareny Adult.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Yes		
	• Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
	settlement (R)				
25b	Does the settlement have a Middle school (if	A	Middle school available in		
	applicable)?		Toddington.		
	• Yes, in the settlement (G)		5		
	• Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	G	Yes		
	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	G	Yes, currently a ½ day satellite		
	centre?		surgery.		
	 Yes, in the settlement (G) 				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
	settlement (R)	_			
26	What retail provision does the settlement offer?	A	Convenience stores available		
	Town Centre/ Supermarket (G)				
	Convenience Store / Post Office / Newsagent				
	(A)				
07	None (R)	•	745.04		
27	Distance to bus stops with a frequent service (at least hourly at peak times):	A	715.94m		
	Less than 400m (G)400m-800m (A)				
	 400m-800m (A) Over 800m (R) 				
	 Over boom (R) OR submission form stated that improved 				
	 OR submission form stated that improved public transport facilities could be provided as 				
	part of the development (G)				
28	Distance to nearest train station:	G			
	Less than 800m (G)	Ĭ			
	 800m-1200m (A) 				
		I			

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	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Site borders Sundon Road.
	ol Capacity		one berdere editaeri rieda.
30	Do the local schools have capacity at all tiers?	A	Small amount of capacity at lower school, middle and upper schools are quite full.
31	If not, has a commitment been made to address this?	A	Financial contributions likely to be required for all phases, dependent on the scale of development
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
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) 	Ĝ	Site is at limited risk of surface water flooding, assessment is unlikely to be required
		0	No cimiliaant faaturaa
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Railway Noise
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Limited capacity for low density / small scale development. Within the setting of the AONB – potential visual impact on views. Relatively open site / context, adjacent to existing settlement edge
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	Her: G Arch: G	Site is considered to have low archaeological potential. No objection to allocation. No Heritage comments.

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38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Potential impact on farmland species, retain old hedgelines through site.
39	Open space/leisure and Gl assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	Parish GI plan identifies the aspiration to protect the existing landscape. RoW across site. No loss of LS open space.
Mine	erals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within the Green Belt, however Harlington has a number of facilities including a mainline rail station which provides direct links to Bedford, Luton and London. The site is a parcel of Green Belt which has been identified as making a relatively weak contribution to the Green Belt. The railway runs adjacent to the site to the west which will present some noise constraints. The site is within the setting of the AONB so development could potentially have some impact on views, the site is relatively open but there may be capacity for smaller scale development. Ecologically, it is suggested that the old hedgelines are retained through the site to minimise the potential impact on farmland species. The site is considered worthy of further assessment.

STAGE 3 : ACHIEVABILITY

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

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

Viabil	/iability				
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 significant increases in residential property values in a relatively short		

 45 When can the scheme realistically commence delivery? 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 	 period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements, It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. Submissions suggests delivery could commence in Years 0-5 (deliverable)
46 What is the indicative build out time of the site? Does the site pass this stage?	Submission suggests that the site could bring forward 195 dwellings over 4 years. 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

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

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

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

Site Assessment Framework for HOUSING²⁶

Site details	
Reference Number	NLP303
Site Name	Land off Goswell End Road
Site Address	Goswell End Road, Harlington
Settlement	Harlington
Size	Submitted Developable Area: 5.5ha
	Submitted Whole Site Area: 13.6ha
	Measured GIS Area: 13.70ha
Proposed Use	Residential
Any other	Very similar to ALP123
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

This stage of the assessment rules out sites that are too small or confli	STAGE 1A ASSESSMENT This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Provisional Site Capacity						
1 Is the site likely to accommodate less than 10 dwellings? No 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 Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 0.4 to 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	Number of proposed dwellings as per proforma: 75-160 dwellings Number of proposed dwellings as per CBC methodology: 99 dwellings					
this is smaller.						
Flood Risk (All sites which reach Stage 2 will be subject to the Sequer	ntial Test)					
2 Is more than 50% of the site located in Flood Zone 2 No or 3?						
3 Is more than 50% of the site at risk from surface No water flooding?						
Nationally significant designations (All sites which reach Stage 2 be	subject to detailed assessment)					
4 Is more than 50% of the site covered by nationally No significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No designations on site.					
5 Is more than 50% of the site located within the Area No of Outstanding Natural Beauty?	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

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²⁶ 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 ²⁷ .				
	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 separated from Harlington by a road, however this road is not an A road and therefore does not present a major constraint. Extension of Harlington in this way would extend the settlement north into an area which is currently mostly undeveloped with the exception of the Upper School which lies outside of the existing settlement envelope.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	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 ²⁸ .		
Critical Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery ²⁹ ?	G	Submission states that there are no specific critical infrastructure requirements.
Does	the site continue to next stage?		Yes

STAGE 1D ASSESSMENT

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

Availabili

Availa	Availability		
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	The submission has been made by a representative for a land promoter. Intent to develop the site is stated.
11	Are there any legal or ownership problems that could	G	Submission form states that there

²⁷ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages towns and cities.pdf)
²⁸ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

²⁸ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.
²⁹ This is an approximate the provide the provide the provide the pieces of infrastructure could result in significant delays in the delivery of development.

²⁹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	delay or prevent development? If Yes, then can these be issues be realistically overcome?		are no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.
Does	the site continue to next stage?		Yes
This s scree Circu asses Plan.	GE 1E ASSESSMENT section records the findings of the Strategic Green Belt F rning of sites to determine whether they <u>may</u> be capable mstances. Any site in the Green Belt that is determined ssment would still have to demonstrate Exceptional Circ	of demo as suitab	nstrating Exceptional ble based on the high level SHLAA
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.	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	
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. ³⁰	No	
Does	the site continue to next stage?		Yes
2003	the one continue to none stuge:		1.00

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT) STAGE 2 ASSESSMENT

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³⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

This s	stage further assesses the site's suitability using detailed	d desktop	assessment. A red rating for any
	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		
	ously Developed Land		No nort of the site is DDI
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)		
Com	• 25% - 0% (Greenfield) (R) munity		
<u>17</u>	Neighbourhood Planning (only applicable in	No	Harlington is not a parish which has
.,	designated areas)	NO	been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan.
	emerging Neighbourhood Plan?		
18	Community Consultation	No	
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Site is 100% Greenfield.
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
•	house etc)		
	ulative Impact		
20	Considering housing completions over the past 10	G	Number of houses in 2006: 929
	years, what has been the level of housing growth in		Number of houses in 2016: 958
	the parish?		Percentage growth: 3.12%
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	• More than 20% growth (R)		
	This is calculated by working out the total number of completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 958
	outstanding permissions (as of April 2016) were to	Ū	Number of outstanding completions
	be completed?		in 2016: 14
	Less than 5% growth (G)		Percentage growth: 1.46%
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	ical Constraints		
22	Are there any physical constraints or permanent	А	The topography is hilly in places,
	features that affect the site's developability?		particularly to the north of the site.
	For example pylons, gas works, sewage treatment		Railway to the west.
_	works, topography or wind turbines.		
	ionship 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		

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	form?		
Agric	cultural Land Quality		
24	 Would the development impact on high quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	The site lies fully within Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

STAC	GE 2 ASSESSMENT		
This s	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
any q	uestion does not mean that the site will be automatically	/ exclude	d at this stage as the ratings across
Stage	e 2B will be looked at as a whole using planning balance).	
Trans	sport and Access to Services		
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the
	Council's Settlement Hierarchy Audit.		-
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Not in the settlement or an adjoining		
	settlement (R)		
25b	Does the settlement have a Middle school (if	Α	Middle school available in
	applicable)?		Toddington.
	• Yes, in the settlement (G)		, and the second s
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	G	Yes
	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	G	Yes, currently a ½ day satellite
	centre?		surgery.
	Yes, in the settlement (G)		0,1
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
26	What retail provision does the settlement offer?	A	Convenience stores available
	 Town Centre/ Supermarket (G) 		
	Convenience Store / Post Office / Newsagent		
	(A)		
	• None (R)		
27	Distance to bus stops with a frequent service (at	A	475
	least hourly at peak times):		
	Less than 400m (G)		
	• 400m-800m (A)		
	 Over 800m (R) 		
		L	

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		1	
	 OR submission form stated that improved 		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	
	 Less than 800m (G) 		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
20		0	Oita handana Oanuall Erad Daad
29	Is the site accessible from the existing road network?	G	Site borders Goswell End Road.
	ol Capacity	1	
30	Do the local schools have capacity at all tiers?	A	Small amount of capacity at lower school, middle and upper schools are quite full.
31	If not, has a commitment been made to address this?	A	Financial contributions likely to be required for all phases, dependent
			on the scale of development
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	any apgradee required.
33	What is the conclusion of the sequential approach to		Ordinary Watercourse present
	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	A	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
Envir	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features on site
35	Adjoining uses	А	Railway Noise
55	Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Limited capacity for low density development to the southern site portion with appropriate and effective landscape buffer to rural northern edge. Open arable field rising to north

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			beyond settlement envelope.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No heritage comments.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G/A	Potential impact on farmland species, buffering required to woodland in North with enhancements.
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?	A/G	Part of site overlaps with old brickworks to the north. Parish GI plan identifies this as GI project for enhancement – currently it is an old brickworks site with ponds and secondary woodland. RoW across site. No loss of LS open space.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within the Green Belt, however Harlington has a number of facilities including a mainline rail station which provides direct links to Bedford, Luton and London although the centre of the site lies just outside of the walking catchment to the train station the road frontage of the site is approximately 900m from the station. The site is also in very close proximity to both a lower and upper school, though potential capacity issues have been identified. The railway passes the west of the site and there would need to be design mitigation to address the noise issues here. Environmental Health have also identified that the site is adjacent to derelict brickworks to the north. There would need to be effective landscape buffering to the north to protect the rural northern edge where the site rises to the north. Buffering to the north would also be beneficial in ecological terms, protecting and enhancing the woodland. Development of the site could have a potential impact on farmland species, and there is an Ordinary Watercourse present so further flood modelling would be required. The site has multi-period archaeological potential, but this would not prevent allocation providing mitigation was undertaken. In summary, this site is considered worthy of further consideration.

STAGE 3 : ACHIEVABILITY

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

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

Achie	 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 	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.
44	Are there any market factors which would affect deliverability?	The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas of the Authority. Submissions suggests delivery could commence in Year 4 (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?	Submission suggests that the site could bring forward 50 dwellings per annum over 5 years.

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

SUMMARY

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

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

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

Site Assessment Framework for HOUSING³¹

Site details	
Reference Number	NLP379
Site Name	Land north of Goswell End Road
Site Address	Land north of Goswell End Road
Settlement	Harlington
Size	Submitted Developable Area: 2.8ha
	Submitted Whole Site Area: 2.8ha
	Measured GIS Area: 2.8ha
Proposed Use	residential
Any other	See ALP355
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	STAGE 1A ASSESSMENT			
This 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: 80 Number of proposed dwellings as per CBC methodology: 50	
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	The site is not within Flood Zone 2 or 3.	
3	Is more than 50% of the site at risk from surface water flooding?	No	The site is not at risk of flooding.	
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on site.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not within the 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

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³¹ 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 more³² **Relationship to Settlement** For sites that are not of a sufficient scale to be self-6 А The site is located on the northern contained, is the site a logical extension to the edge of Harlington, directly settlement or are there any major physical adjacent to the school. There is no residential development located on constraints(for example A roads, rivers or railways) that separate it from the main settlement? the northern edge of Goswell Road, but given its location next to the school it could form an extension to the village. 7 G The site would not cause Does the site cause coalescence between an coalescence existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. Does the site continue to next stage? Yes

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³³.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure
 G
 Critical infrastructure needs³³.

 8
 Can the site meet the critical infrastructure
 G
 Critical infrastructure can be provided.

 Does the site continue to next stage?
 Yes

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.

Avan	ability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The land is controlled by a land owner intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems.
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	There is no planning permission.

³² 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) ³³ Critical infrastructure is that which has been identified used for the second settlement of the second settle

³³ 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.
³⁴ This is an approximate the end of the information between the information to transport and utilities infrastructure.

³⁴ 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				
	ection records the findings of the Strategic Green Belt F			
	screening of sites to determine whether they <u>may</u> be capable of demonstrating Exceptional			
	nstances. Any site in the Green Belt that is determined			
	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the	
Plan.	1 K			
Greer				
13	Is the site located within the Green Belt?	Yes	The site is within 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	The site is not a parcel that has been identified as making a weak contribution.	
15a 15b	 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	The site does not have the listed merits.	
	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 2.35			
Does	the site continue to next stage?		No	

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³⁵ 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 HOUSING³⁶

Site details	
Reference Number	NLP381
Site Name	Land to the west of Harlington
Site Address	Toddington Road, Harlington
Settlement	Harlington
Size	Submitted Developable Area: 50ha
	Submitted Whole Site Area: 94ha
	Measured GIS Area: 93.27ha
Proposed Use	Mixed use: Employment, residential, commercial and associated facilities
Any other	Includes ALP117 submission.
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	E 1A ASSESSMENT			
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
1	Provisional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 1,200 dwellings Number of proposed dwellings as per CBC methodology: 900 dwellings	
Floor	this is smaller. Risk (All sites which reach Stage 2 will be subject to th		ntial Tast)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No		
3	Is more than 50% of the site at risk from surface water flooding?	No		
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.	
Does	the site continue to next stage?		Yes	

STAGE 1B ASSESSMENT

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

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³⁶ 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 ³⁷ .		
	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	Considering the site as submitted, with 1,200 homes it is not of a large enough size to stand alone. Currently the development of Harlington is all to the west of the railway, however this parcel lies to the east of the railway away from the main settlement. There are two roads with pedestrian facilities which cross the railway however, one to the north and one to the south of the site which links to the railway station, so the site would not be isolated from the settlement completely.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does	the site continue to next stage?		Yes

STAC	STAGE 1C ASSESSMENT			
This s	stage of the assessment rules out sites that are not al	ole to me	et their critical infrastructure needs ³⁸ .	
Critic	al Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery ³⁹ ?	A	Submission suggests that no critical infrastructure is required to deliver the site	
Does the site continue to next stage? Yes				

This s devel intent	BE 1D ASSESSMENT stage of the assessment rules out sites that are not av opment where there are no legal or ownership proble ion to develop the site. ability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is used for agriculture and the submission states that no demolition or relocation would be required.

³⁷ 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) ³⁸ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

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³⁶ 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.

³⁹ 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.

10	Is the land controlled by a developer or land owner	G	The site has been submitted on
10	who has expressed an intention to develop the site?	G	behalf of the sole landowner and
			intention to develop is stated.
11	Are there any legal or ownership problems that could	G	Submission states that there are no
	delay or prevent development?		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	the site continue to next stage?		Yes
OT A			
	GE 1E ASSESSMENT		
	section records the findings of the Strategic Green Belt I ning of sites to determine whether they <u>may</u> be capable		
	mstances. Any site in the Green Belt that is determined		
	ssment would still have to demonstrate Exceptional Circ		
Plan.		amotano	
Gree	nbelt		
13	Is the site located within the Green Belt?	Yes	Yes. Site is 100% in Green Belt
14	If answer to question 13 is yes, then does the site lie	No	
	within one of the parcels which have been identified		
	in the Central Bedfordshire and Luton Green Belt		
	Study as making only a relatively weak, weak, or no		
	contribution? If yes, site progresses through to Stage		
	2.		
15a	Does the site have all of the following merits that	Yes	
	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 loss loss loss is a settlement of the settlement of th		
	following key local services - convenience		
	shop, lower school, middle school, upper school, village hall, GP surgery, post office,		
	library (use settlement audit)		
	 Site makes a strong contribution to housing 		
	need (100 plus homes) within the Luton HMA		
	 Site is in or directly adjacent to a settlement 		
	that has a mainline rail station or direct		
	assess (junction) to the strategic road		
	network (A road or motorway)		
	Sites in Green Belt other than those covered by 14		
	and 15b that cannot meet these criteria, will not		
	progress any further in this assessment of		
	suitability.*		
15b	Sites which have support from the local community	No	
	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. ⁴⁰		
Dooo			Voc
Does	the site continue to next stage?		Yes

⁴⁰ 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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	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			
	2A will be looked at as a whole using planning balance			
	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)			
0	• 25% - 0% (Greenfield) (R)			
	nunity	No	Lodington is not a parish which has	
17	Neighbourhood Planning (only applicable in	No	Harlington is not a parish which has been designated for a	
	designated areas) Is the site identified as a housing allocation in an		Neighbourhood Plan.	
	emerging Neighbourhood Plan?		Neighbourhood Flan.	
18	Community Consultation	No		
10	Has any community consultation taken place?	INC		
	If yes, provide brief details on the form this			
	consultation took and any overall community			
	response.			
19	Sustainability of Settlement	No	Site is 100% Greenfield.	
	Would this proposal impact on the sustainability of			
	the settlement through the loss of services and			
	facilities (for example, employment, retail, public			
	house etc)			
Cumu	Ilative Impact			
20	Considering housing completions over the past 10	G	Number of houses in 2006: 929	
	years, what has been the level of housing growth in		Number of houses in 2016: 958	
	the parish?		Percentage growth: 3.12%	
	 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			
04	census and completions data).	0		
21	What level of housing growth would there be if all the	G	Number of houses in 2016: 958	
	outstanding permissions (as of April 2016) were to		Number of outstanding completions in 2016: 14	
	be completed?			
	• Less than 5% growth (G)		Percentage growth: 1.46%	
	• 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	l		
22	Are there any physical constraints or permanent	А	The topography is uneven in parts	
	features that affect the site's developability?		of the site. This may impact on the	
	For example pylons, gas works, sewage treatment		development of the site. There are	
	works, topography or wind turbines.		also some pylons on the site.	
Relat	ionship to Settlement			
23	Would development of the site be complementary to	А	The development would alter the	

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	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?		pattern of the existing settlement which currently only lies to the east of the railway. However this offers the opportunity to enhance the settlement and make it more sustainable.
Agric	cultural Land Quality		
24	 Would the development impact on high quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	Over 50% of the site lies within Grade 2 Agricultural land.

STAC	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
	juestion does not mean that the site will be automatically		
	e 2B will be looked at as a whole using planning balance		
	sport and Access to Services		
25			
	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		Ğ
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes
	 Yes, in the settlement (G) 		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
25b	Does the settlement have a Middle school (if	A	Middle school available in
	applicable)?		Toddington.
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	Other catchment school available (A)	-	
25c	Does the settlement have a Secondary/ Upper	G	Yes
	school?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
25d	Other catchment school available (A)	<u> </u>	
250	Does the settlement have a GPs surgery or medical centre?	G	Yes, currently a ½ day satellite
	Yes, in the settlement (G)		surgery.
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
26	What retail provision does the settlement offer?	А	Convenience stores available
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
		1	1

27	 Distance to bus stops with a frequent service (at least hourly at peak times): Less than 400m (G) 400m-800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	A	454
28	 Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Centre point of the site falls outside 1200m
29	Is the site accessible from the existing road network?	G	Site borders Toddington Road and Westoning Road.
Schoo	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	No capacity to manage a development of this size. A development of this size is likely to require new schools.
31	If not, has a commitment been made to address this?	А	Commitment made to new lower school.
	Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
33	 What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	R	Level 2 assessment required
	onmental Health	1	
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	 No significant features on site Derelict brickworks Landfill (Old Park Farm, Toddington) Both adjacent to site boundary
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;	R/A/G	Awaiting comment.

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	noise and smell)					
Envi	Environmental Constraints					
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development not acceptable in landscape terms west beyond central n.east / s.west track – beyond broad settlement envelope.			
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	Her: A Arch: A	Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Close to Redhills Farm (listed GII) with impact on wider setting of LB. change of boundary or mitigation required.			
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	Site too large, adj to CWS in West, substantial buffering needed. Impact on farmland species.			
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?	A/G	Parish GI plan identifies the need for safe crossing point of the railway line at SE corner. RoW runs through site. No loss of Leisure Strategy open space.			
Mine	rals and Waste					
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues			
	ning History					
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None			
Does	the site continue to next stage?		Yes			

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

A large part of the site is within Grade 2 Agricultural land. Environmental Health identified potential for contamination from the adjoining derelict brickworks and adjacent landfill at Old Park Farm (Toddington). It has been identified that a site of the size submitted would present capacity constraints in terms of schools, but a smaller portion of the site may also need mitigation in terms of school places. There is also potential ecological interest in the west (Country Wildlife Site), extensive enhancements will be required. There are pylons on the site and the topography of the site may present some constraints. The site has multi-period archaeological potential, but this would not prevent allocation providing appropriate mitigation is undertaken. The site boundary may also need to be reconsidered due to it's proximity to the Redhills Farm Grade II listed building. In landscape terms, the part of the site which lies to the west of the central track that runs from north-east to south-west.

The site as submitted is far too large for this location; development of the site would significantly change the character of Harlington, Toddington and the surrounding area and the wider Green Belt. There would also be substantial landscape and ecological impacts from development of the entire site. There may however be some scope to take forward a portion of the site that is in close proximity to the railway station and therefore offers potential for sustainable development of poportunities. A reduction in the site size would be better in terms of reducing chance of coalescence, preserving traditional settlement patterns to a certain extent. A smaller portion would also be more acceptable in preserving the purposes of the Green Belt and in reducing the heritage, ecology and landscape impact. A more thorough consideration would be required to understand

flood risk, and ecological impact with buffers to support ecological and landscape conservation and to protect the site from the noise of the railway.

In summary, due to the overall due to the opportunities offered for sustainable travel from this site, particularly in terms of bus and rail routes and the number of facilities within walking distance, the part of the site which is less constrained and better related to the settlement and in particular the railway station is considered worthy of further assessment.

STAGE 3 : ACHIEVABILITY

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

Viabi	lity		
43	 Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value 	A	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed the upper benchmark land value and as such the report indicates that such development may not be viable. However the Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016 and based on the average building costs during 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. For the reasons outlined above it is
		considered that this scale of development within this value area may be viable.
Achie	vability	
44	Are there any market factors which would affect deliverability?	The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.
		This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery?	Submissions suggests delivery could commence in Years 1-5

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could bring forward 150 dwellings per annum over 10 to 15 or 15+ years. 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 four housebuilders would likely take one year to first completion and would build out the site at a rate of 200 dwellings per annum there after.		 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 	(deliverable).
Does the site pass this stage?		What is the indicative build out time of the site?	could bring forward 150 dwellings per annum over 10 to 15 or 15+ years. 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 four housebuilders would likely take one year to first completion and would build out the site at a rate of 200 dwellings per annum there after.
	Does	the site pass this stage?	Yes

SUMMARY

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

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

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

Site Assessment Framework for HOUSING⁴¹

Site details	
Reference Number	NLP470
Site Name	Land off Goswell End Road (Parcel 1)
Site Address	Land off Goswell End Road
Settlement	Harlington
Size	Submitted Developable Area: 0.82ha
	Submitted Whole Site Area: 0.82ha
	Measured GIS Area: 0.8ha
Proposed Use	residential
Any other	See NLP471
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.				
Provis	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: 20-30 Number of proposed dwellings as per CBC methodology: 19		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	The site is not within Flood Zone 2 or 3.		
3	Is more than 50% of the site at risk from surface water flooding?	No	The site is not at risk of flooding.		
Natio	nally significant designations (All sites which reach S	tage 2 be	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not within the 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

⁴¹ 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 ⁴² .			
	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is separated from Harlington by a road, however this road is not an A road and therefore does not present a major constraint. Extension of Harlington in this way would extend the settlement north into an area which is currently mostly undeveloped with the exception of the Upper School which lies outside of the existing settlement envelope	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site would not cause coalescence	
Does	the site continue to next stage?		Yes	

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁴³. **Critical Infrastructure** Can the site meet the critical infrastructure Critical infrastructure can be 8 G requirements that will enable delivery44? provided. Yes

Does the site continue to next stage?

STAGE 1D ASSESSMENT

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

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

⁴² 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) ⁴³ 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.

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	There is no planning permission.
Does	the site continue to next stage?		Yes
This s scree Circur	Is the site located within the Green Belt? If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage	of demo as suitab	nstrating Exceptional le based on the high level SHLAA
15a	 2. Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* 	No	The site does not have the listed merits.
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. ⁴⁵	No	
Does	the site continue to next stage?		No

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⁴⁵ 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 HOUSING⁴⁶

Site details	
Reference Number	NLP471
Site Name	Land off Goswell End Road (Parcel 2)
Site Address	Land off Goswell End Road
Settlement	Harlington
Size	Submitted Developable Area: 0.83ha
	Submitted Whole Site Area: 0.83ha
	Measured GIS Area: 0.8ha
Proposed Use	residential
Any other	See NLP470
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	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: 20-30 Number of proposed dwellings as per CBC methodology: 19		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	The site is not within Flood Zone 2 or 3.		
3	Is more than 50% of the site at risk from surface water flooding?	No	The site is not at risk of flooding.		
Natio	nally significant designations (All sites which reach S	tage 2 be	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not within the 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

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⁴⁶ 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 ⁴⁷ .						
Relationship to Settlement						
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is separated from Harlington by a road, however this road is not an A road and therefore does not present a major constraint. Extension of Harlington in this way would extend the settlement north into an area which is currently mostly undeveloped with the exception of the Upper School which lies outside of the existing settlement envelope			
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site would not cause coalescence			
Does the site continue to next stage?			Yes			

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁴⁸. **Critical Infrastructure** Can the site meet the critical infrastructure Critical infrastructure can be 8 G requirements that will enable delivery49? provided. Yes

Does the site continue to next stage?

STAGE 1D ASSESSMENT

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

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

⁴⁷ 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-<u>led garden villages towns and cities.pdf</u>)
 ⁴⁸ 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.

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	There is no planning permission.	
Does	the site continue to next stage?	•	Yes	
STAG This s screer Circur	BE 1E ASSESSMENT Section records the findings of the Strategic Green Belt F ning of sites to determine whether they <u>may</u> be capable instances. Any site in the Green Belt that is determined sment would still have to demonstrate Exceptional Circu Inbelt Is the site located within the Green Belt? If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no	of demo as suitab	nd also provides a preliminary nstrating Exceptional le based on the high level SHLAA	
15a	contribution? If yes, site progresses through to Stage 2.	No	The site does not have the listed	
	 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.* 		The site does not have the listed merits.	
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 $2.^{50}$	No		
Does	the site continue to next stage?		No	

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⁵⁰ 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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