Central Bedfordshire Council www.centralbedfordshire.gov.uk



Site Assessment Forms

Contents

ALP001	
ALP028	
ALP030	14
ALP041	
ALP073	23
ALP173	24
ALP178	
ALP232	
ALP265	
ALP427 (Site withdrawn)	
ALP471	
NLP076	
NLP091	
NLP097	54
NLP126	55
NLP183	-
NLP219	-
NLP220	
NLP232	83
NLP234	
NLP268	
NLP288	
NLP292	
NLP311	111
NLP337	
NLP343	115
NLP469	116

Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP001
Site Name	Land adjacent to 1 Clifton Road
Site Address	Land adjacent to 1 Clifton Road, SG16 6BH
Settlement	Henlow
Size	Submitted Developable Area: 1.65ha
	Submitted Whole Site Area: 1.65 ha
	Measured GIS Area: 1.69 ha
Proposed Use	Residential
Any other	
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
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 this is smaller.	No	Number of proposed dwellings as per proforma: 50-75 dwellings Number of proposed dwellings as per CBC methodology: 40 dwellings		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No			
3	Is more than 50% of the site at risk from surface water flooding?	No			
Natio	nally significant designations (All sites which reach S	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			
Does	the site continue to next stage?		Yes		

STAGE 1B ASSESSMENT

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

Page 3

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			
	provide 1,500 homes or more ² .			
Relati	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site lies immediately south of the settlement envelope boundary. To the west there is a gap between the site and the settlement envelope but this parcel of land has also been submitted and the roadside portion actually already has planning permission. The northern part of the site is well related to Henlow and there is existing residential development on the opposite side of the road. The southern portion of the site is likely to be less well related however.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.	
Does	the site continue to next stage?		Yes	

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³ .			
Critical 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 devel intent	STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.		
Avail	ability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Field
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole land owner intent on developing the site
11	Are there any legal or ownership problems that could	G	

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)

Page4

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.

		T	1
	delay or prevent development?		
	If Yes, then can these be issues be realistically		
	overcome?		
12	Does the site already have planning permission for	G	
	the proposed use? If yes, then score as Red		
	because it's not eligible for allocation.		
Does	the site continue to next stage?		Yes
	E 1E ASSESSMENT	_ .	
	ection records the findings of the Strategic Green Belt F		
	ning of sites to determine whether they <u>may</u> be capable		
	mstances. Any site in the Green Belt that is determined		
	sment would still have to demonstrate Exceptional Circ	umstance	es to considered for allocation in the
Plan.			
Green		r	
13	Is the site located within the Green Belt?	No	
14	If answer to question 13 is yes, then does the site lie	N/A	
	within one of the parcels which have been identified		
	in the Central Bedfordshire and Luton Green Belt		
	Study as making only a relatively weak, weak, or no		
	contribution? If yes, site progresses through to Stage		
	2.		
15a	Does the site have all of the following merits that	N/A	
	may outweigh the harm to the Green Belt and which		
	may contribute to identification of exceptional		
	circumstances?		
	 Adjoining settlement has at least 3 of the 		
	following key local services - convenience		
	shop, lower school, middle school, upper		
	school, village hall, GP surgery, post office,		
	library (use settlement audit)		
	 Site makes a strong contribution to housing 		
	need (100 plus homes) within the Luton HMA		
	 Site is in or directly adjacent to a settlement 		
	that has a mainline rail station or direct		
	assess (junction) to the strategic road		
	network (A road or motorway)		
	Sites in Green Belt other than those covered by 14		
	and 15b that cannot meet these criteria, will not		
	progress any further in this assessment of		
	suitability.*		
15b	Sites which have support from the local community	N/A	
	as demonstrated through an allocation in an adopted		
	or draft Neighbourhood Plan (that has been subject		
	to Regulation 14 consultation) that do not meet the		
	criteria in question 15a will automatically progress		
	through this stage to be considered further at Stage		
	$2.^{5}$		

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**5**

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

Previ	e 2A will be looked at as a whole using planning balance ously Developed Land		
16	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G)	R	Field.
	• 26 - 75% (A)		
•	• 25% - 0% (Greenfield) (R)		
	munity		
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an	No	Although Henlow is a parish which has been designated for a Neighbourhood Plan, there are no
	emerging Neighbourhood Plan?		draft allocations at this stage.
18	Community Consultation	N/A	No information provided, this was
	Has any community consultation taken place?		not asked in 2014 Call for Sites.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Site is currently in arable use.
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and facilities (for example, employment, retail, public		Ť
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	Α	Number of houses in 2006: 1592
	years, what has been the level of housing growth in the parish?	~	Number of houses in 2016: 1708 Percentage growth: 7.29%
	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).	0	
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?	G	Outstanding completions: 10 Number of houses in 2016: 1708 Percentage growth: 0.59%
	 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		
D k	data).		
	ical Constraints		
22	Are there any physical constraints or permanent features that affect the site's developability?	G	
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement	I	I
23	Would development of the site be complementary to	A	The northern portion of the site is
	the existing settlement pattern, and would it have an		well related; however development
	adverse impact on any historic, unique or distinctive		of the southern portion would
	characteristics of the settlement's built or natural		sharply and significantly change
	form?		the form of the existing settlement.

Agric	Agricultural Land Quality			
24	Would the development impact on high quality	R	In 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		
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	G	Yes
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	А	Samuel Whitbread in Clifton
	school?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	А	In an adjoining settlement (Lower
	centre?		Stondon)
	• 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?	А	Convenience store
	 Town Centre/ Supermarket (G) 		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	А	
	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		
		1	

	part of the development (G)		
	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	Access from Clifton Road
	ol Capacity	r	
30	Do the local schools have capacity at all tiers?	R	New lower school site likely to be required for any significant development here, also an area of existing need for middle and upper school places.
31	If not, has a commitment been made to address this?	R	No commitments 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) 	Ĝ	Site is at limited risk of surface water flooding, assessment is unlikely to be required
	onmental Health	D (1 (2	
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Traffic 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?	G	Scope for development – important to retain and enhance hedgerow boundaries and create screen to south.

heritage asse Are there any these assets?38Ecological A What would the biological, get	ne impacts of development be on any ts and their setting? opportunities for enhancement of	Her: G Arch: A G	Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No Heritage comment. Arable land, retain & buffer boundary features, potential impact for farmland species but good opportunity for ecological enhancements.
Are there any leisure design	leisure and GI assets potential conflicts with open space, nations or Rights of Way? Is there ovide the required levels of open space rastructure?	G/A	Existing hedgerows and habitats across site should be retained / enhanced / buffered. No loss of Leisure Strategy open space. Potential cumulative impact – existing formal sport space/facilities are under pressure. Should all developments proceed, planning requirement should require land and facilities to be delivered as a collective whole, not piece meal individually.
Minerals and Waste	9		
safeguarded mineral safeg	ne impacts of development be on minerals and waste sites, including uarding sites?	G	No issues
Planning History			
planning appl Allocations Pl			
Does the site continu	ue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within Grade 2 Agricultural Land and is well related to the settlement, particularly when considered alongside the land to the west which has planning permission. Issues with school capacity have been identified as an issue in this area. Environmental Health have identified potential issues with noise from the road, mitigation would be required to address this. The site has been identified as having multi-period archaeological potential but this would not prevent allocation, rather mitigation would be required.

It is considered that only a portion of this site would be worthy of further consideration for development at this time. The site is only related to the existing settlement by the planning permission between the site and the settlement and this permission does not extend as far as the submitted site. In addition the full site extends sharply away from the existing line of the settlement. Taking forward only a portion could also help to address potential traffic noise issues to the south of the site.

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

Achie	 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 	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.
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. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority
45	 When can the scheme realistically commence delivery? 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb

	2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.
Does the site pass this stage?	Yes

SUMMARY

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

Page.

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	ALP028
Site Name	Henlow End
Site Address	Henlow End, Middlefield Lane
Settlement	Henlow
Size	Submitted Developable Area: 0.591ha
	Submitted Whole Site Area: 0.591ha
	Measured GIS Area: 0.58 ha
Proposed Use	Residential
Any other	Same as NLP311
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

CT A C					
	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%	No	Number of proposed dwellings as per proforma: 15 to 20 dwellings Number of proposed dwellings as per CBC methodology: 14 dwellings		
Floor	• 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.				
	Risk (All sites which reach Stage 2 will be subject to the		ntial lest)		
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			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No			
Does	Does the site continue to next stage? Yes				

STAGE 1B ASSESSMENT

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

Page L

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 more⁷.

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?	R	The site is separated from Henlow by the A507. The site lies some distance from Henlow and is isolated from existing settlements, surrounded by farmland.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.		
Does	the site continue to next stage?		No		

Page L

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)

Site Assessment Framework for HOUSING⁸

Site details	
Reference Number	ALP030
Site Name	
Site Address	Site Address 3, Hitchin Road Entrance, Henlow End Far, Henlow, Beds, SG16 6BA
Settlement	Henlow
Size	Submitted Developable Area: 5.226 ha
	Submitted Whole Site Area: 5.226 ha
	Measured GIS Area: 5.19 ha
Proposed Use	Residential
Any other	
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT					
	This 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			
1	dwellings?		per proforma:			
	Work out the number of new homes from site size		per protorma.			
			156 105 dwollings			
	using density of 30dph and exclude up to 40 %		156-195 dwellings			
	depending on site size of land for infrastructure and					
	services, take into account topography or significant		Number of monopold dualling operations			
	areas of undevelopable land. Site Size Gross to net ratio standards		Number of proposed dwellings as			
			per CBC methodology:			
	Up to 0.4 hectare 100%					
	• 0.4 to 2 hectares 80%		93 dwellings			
	 2 hectares or above 60% 					
	Note: for this calculation use the submitted					
	Developable Area, or the area measured in GIS if					
	this is smaller.					
	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2	No				
	or 3?					
3	Is more than 50% of the site at risk from surface	No				
	water flooding?					
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally	No	No designations on site.			
	significant designations? These are: Sites of Special					
	Scientific Interest, National Nature Reserves,					
	Scheduled Monuments, Registered Parks and					
	Gardens.					
5	Is more than 50% of the site located within the Area	No	No part of site covered by AONB.			
	of Outstanding Natural Beauty?					
Does	Does the site continue to next stage? Yes					
	X					

STAGE 1B ASSESSMENT

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

Page L4

⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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?Hitchin agricul relation It does extens Henlow				tionship to Settlement
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	s a small site, set back from in Road and located within ultural land, with no onship to existing settlements. is not represent a logical sion to either Henlow or ow Camp.	Hitchin Road agricultural la relationship It does not re	R	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)
	balescence issues.	No coalesce	G	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

 $_{\rm Page} 15$

⁹ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages towns and cities.pdf

Site Assessment Framework for HOUSING¹⁰

Site details	
Reference Number	ALP041
Site Name	38 Hilltop House
Site Address	38 Hilltop House
Settlement	Henlow
Size	Submitted Developable Area: 0.7 ha Submitted Whole Site Area: 0.7 ha Measured GIS Area: 1.8 ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

OTAC						
	STAGE 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Provi	sional Site Capacity	ī				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 20-25 dwellings Number of proposed dwellings as per CBC methodology: 17 dwellings			
	this is smaller.					
	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No				
3	Is more than 50% of the site at risk from surface water flooding?	No				
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally 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				
Does	Does the site continue to next stage? Yes					

STAGE 1B ASSESSMENT

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

Page L

¹⁰ 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 more¹¹.

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 the settlement envelope boundary on two sides. The site includes within its boundary a dwelling which is within the settlement envelope boundary. The site is well related to the existing settlement with no barriers.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	Development of this site would bring Henlow closer to Clifton in what is currently a small gap. However this site will be considered further to understand whether a small portion of this site may be acceptable.		
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 needs¹².

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure needs¹².

 8
 Can the site meet the critical infrastructure needs¹².

 9
 Can the site meet the critical infrastructure needs¹².

 10
 Can the site meet the critical infrastructure needs¹².

 10
 Can the site meet the critical infrastructure needs¹².

 10
 Can the site meet the critical infrastructure needs¹².

 10
 Can the site meet the critical infrastructure needs¹².

 10
 Can the site meet the critical infrastructure needs¹².

 10
 Can the site meet the critical infrastructure needs¹².

 11
 Can the site meet the critical infrastructure needs¹².

 12
 Can the site meet the critical infrastructure needs¹².

 13
 Can the site continue to next stage?

 14
 Yes

STAGE 1D ASSESSMENT

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

Avail	Availability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Garden land and a warehouse		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site submitted by sole land owner.		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G			
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G			
Does	the site continue to next stage?		Yes		

¹¹ 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)

¹² 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.

¹³ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

STAGE 1E ASSESSMENT This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they <u>may</u> be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan. Greenbelt			
		No	
<u>13</u> 14	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 2.	No N/A	
15a	 Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? 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 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. ¹⁴	N/A	
Does	the site continue to next stage?		Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Ρ	Previously Developed Land			
1	6	Is the site Previously Developed Land in accordance	R	Whilst the site includes a house,
		with the NPPF definition?		swimming pool and warehouse,
		• 76% - 100% (G)		less than 25% of it is able to be
		• 26 - 75% (A)		considered PDL.
		 25% - 0% (Greenfield) (R) 		

¹⁴ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Page L

Comr	nunity		
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Although Henlow is a parish which has been designated for a Neighbourhood Plan, there are no draft allocations at this stage.
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	No information provided, this 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	Loss of a warehouse but it is proposed that this be relocated.
Cumu	lative 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> 2016 (as calculated using census and completions	A G	Number of houses in 2006: 1592 Number of houses in 2016: 1708 Percentage growth: 7.29% Outstanding completions: 10 Number of houses in 2016: 1708 Percentage growth: 0.59%
Dhya	data).		
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	
Relat	ionship to Settlement		
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	R	Development of this site would reduce what is currently an important gap between Clifton and Henlow. This gap is very narrow and therefore needs to be protected in order to maintain the identity of these two settlements.
	ultural 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 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

Page 19

	Amber.

0740				
	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			
	2B will be looked at as a whole using planning balance		u at this stage as the fathigs across	
	port and Access to Services	•		
25	Facilities and services			
23	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the	
	Council's Settlement Hierarchy Audit.			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Yes	
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	No, but an adjoining settlement does (A)			
	Not in the settlement or an adjoining			
	settlement (R)			
25b	Does the settlement have a Middle school (if	G	Yes	
	applicable)?			
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	 No, but an adjoining settlement does (A) 			
	Other catchment school available (A)			
25c	Does the settlement have a Secondary/ Upper	А	Samuel Whitbread in Clifton	
	school?			
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	 No, but an adjoining settlement does (A) Other settlement as head angilable (A) 			
25d	Other catchment school available (A)	A	In an adjaining acttlement (Lower	
250	Does the settlement have a GPs surgery or medical centre?	A	In an adjoining settlement (Lower Stondon)	
	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?	А	Convenience store	
	Town Centre/ Supermarket (G)			
	Convenience Store / Post Office / Newsagent			
	(A)			
	None (R)			
27	Distance to bus stops with a frequent service (at	G	Details	
	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			
00	part of the development (G)			
28	Distance to nearest train station:	R		
	 Less than 800m (G) 200m (A) 			
	• 800m-1200m (A)			
	• Over 1200m (R)			

 ${}_{\rm Page}20$

29	Is the site accessible from the existing road network?	G	Access from New town
	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	New lower school site likely to be required for any significant development here, also an area of existing need for middle and upper school places.
31	If not, has a commitment been made to address this?	R	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
Drain	age and Flooding (All sites subject to Sequential Te	ct)	any upgrades required.
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
	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Odour / Noise from Farm
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Scope for development – important to retain tree features and strengthen boundary features; create strong screen to north.
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 archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No comment from Heritage

 ${}^{\rm Page}21$

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	Retain existing habitat corridors and enhance
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?	G/A	Existing hedgerows around site should be retained / enhanced / buffered. Parish GI plan aspiration to create Public Footpath along brook to link Stockbridge Rd to Baulk Wood - this runs along the western edge of the site and should be delivered by the development. No loss of Leisure Strategy open space. Potential cumulative impact – existing formal sport space/facilities are under pressure. Should all developments proceed, planning requirement should require land and facilities to be delivered as a collective whole, not peace meal individually.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Within MSA
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Development of this site would reduce what is currently a very important gap between Henlow and Clifton. Whilst a smaller portion might have a reduced impact, it would not be well related to the settlement and would constitute back-land development. It is important to retain this gap between Clifton and Henlow in order to prevent the two settlements merging and losing their historic character.

This site is therefore not appropriate for development. In addition to this, capacity issues in terms of education have been identified within this area and Environmental Health have identified the potential for noise/odour issues from the farm. The site has been identified as having multi-period archaeological potential, but this would not prevent allocation providing appropriate mitigation being undertaken. The site is also within a Minerals Safeguarding Area. This site will not be considered any further as part of this process.

Site Assessment Framework for HOUSING¹⁵

Site details	
Reference Number	ALP073
Site Name	Land South Clifton Road
Site Address	Land South Clifton Road, SG16 6BD
Settlement	Henlow
Size	Submitted Developable Area: 1.8ha
	Submitted Whole Site Area: 1.89 ha
	Measured GIS Area: 1.89 ha
Proposed Use	Residential
Any other	Same as NLP219
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.				
-	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 35 dwellings Number of proposed dwellings as per CBC methodology: 43 dwellings		
	this is smaller.		ratic I Toot)		
2	Risk (All sites which reach Stage 2 will be subject to the Is more than 50% of the site located in Flood Zone 2		ntial lest)		
2	or 3?	Yes			
3	Is more than 50% of the site at risk from surface water flooding?	No			
Natio	nally significant designations (All sites which reach S		e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No			
Does	the site continue to next stage?		No		

Page 🖌 🕉

¹⁵ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING¹⁶

Site details	
Reference Number	ALP173
Site Name	The Japanese Koi Company
Site Address	Hitchin Road SG16 6BB
Settlement	Henlow
Size	Submitted Developable Area: 1.03ha
	Submitted Whole Site Area: 1.03 ha
	Measured GIS Area: 1.04 ha
Proposed Use	Residential
Any other	
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE '	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
			let with haterial policy designations.		
1 Is dv W us de se ar Si N D	 a the site likely to accommodate less than 10 wellings? /ork out the number of new homes from site size sing density of 30dph and exclude up to 40 % epending on site size of land for infrastructure and ervices, take into account topography or significant reas of undevelopable land. ite Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% lote: for this calculation use the submitted pevelopable Area, or the area measured in GIS if 	No	Number of proposed dwellings as per proforma: 20 to 50 dwellings Number of proposed dwellings as per CBC methodology: 25 dwellings		
	nis is smaller. isk (All sites which reach Stage 2 will be subject to th	e Seque	ntial Test)		
2 Is	more than 50% of the site located in Flood Zone 2 r 3?	Yes			
	more than 50% of the site at risk from surface ater flooding?	Yes			
	Ily significant designations (All sites which reach S	tage 2 be	e subject to detailed assessment)		
si So So	more than 50% of the site covered by nationally gnificant designations? These are: Sites of Special cientific Interest, National Nature Reserves, cheduled Monuments, Registered Parks and ardens.	No			
	more than 50% of the site located within the Area f Outstanding Natural Beauty?	No			
	e site continue to next stage?		No		

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

Site Assessment Framework for HOUSING¹⁷

Site details	
Reference Number	ALP178
Site Name	Land at Arlesey Road
Site Address	Land at Arlesey Road
Settlement	Henlow
Size	Submitted Developable Area: 1.2 ha
	Submitted Whole Site Area: 1.37ha
	Measured GIS Area: 1.62ha
Proposed Use	Residential
Any other	Has NLP183 and NLP220 within its site boundary.
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.

	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
			iet with hational policy designations.		
1	ional Site Capacity Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 40 dwellings Number of proposed dwellings as per CBC methodology: 29 dwellings		
	Risk (All sites which reach Stage 2 will be subject to th	e Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	,		
	Is more than 50% of the site at risk from surface water flooding?	No			
	ally significant designations (All sites which reach S	tage 2 be	e 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.	No	No designations on site.		
	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No			
Does th	ne 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

ഗ Page 4

¹⁷ 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 more¹⁸.

Relat	Relationship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site lies on the edge of the settlement. It lies between the settlement envelope boundary and the A507.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.	
Does	the site continue to next stage?		Yes	

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs¹⁹.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure needs¹⁹.

 8
 Can the site meet the critical infrastructure needs¹⁹.

 9
 A
 This question was not asked in 2014 Call for Sites.

 9
 Does the site continue to next stage?
 Yes

STAGE 1D ASSESSMENT

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

Availa	ability		
9	What is the existing use of the site?	G	Field
	Would the existing use limit the development		
	potential?		
10	Is the land controlled by a developer or land owner	G	Sole land owner intent on
	who has expressed an intention to develop the site?		developing the site
11	Are there any legal or ownership problems that could	G	
	delay or prevent development?		
	If Yes, then can these be issues be realistically		
	overcome?		
12	Does the site already have planning permission for	G	
	the proposed use? If yes, then score as Red		
	because it's not eligible for allocation.		
Does	the site continue to next stage?		Yes

STAGE 1E ASSESSMENT

This section records the findings of the Strategic Green Belt Review and also provides a preliminary

¹⁸ 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)

¹⁹ 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.
²⁰ This is an approximate the set of the information because the information to transport and utilities infrastructure.

²⁰ 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.

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.

Greer	Greenbelt			
13	Is the site located within the Green Belt?	No		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A		
15a	 Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* 	N/A		
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. ²¹	N/A	Yes	
0003	Does the site continue to next stage? Yes			

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previ	Previously Developed Land			
16	Is the site Previously Developed Land in accordance	R	Field.	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	 25% - 0% (Greenfield) (R) 			
Community				
17	Neighbourhood Planning (only applicable in	No	Although Henlow is a parish which	

²¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

			has have designed at fam.
	designated areas)		has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, there are no
	emerging Neighbourhood Plan?		draft allocations at this stage.
18	Community Consultation	N/A	No information provided, this was
	Has any community consultation taken place?		not asked in 2014 Call for Sites.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Site is currently in arable use.
19		INU	Sile is currently in alable use.
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 1592
l	years, what has been the level of housing growth in		Number of houses in 2016: 1708
l	the parish?		Percentage growth: 7.29%
	Less than 5% growth (G)		
	• 5% to 20% growth (A)	r	
	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	Outstanding completions: 10
	outstanding permissions (as of April 2016) were to		Number of houses in 2016: 1708
	be completed?		Percentage growth: 0.59%
			r creentage growth: 0.0076
	• 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).		
Physi	ical Constraints	I	l
22	Are there any physical constraints or permanent	G	
	features that affect the site's developability?	Ŭ	
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	G	
	the existing settlement pattern, and would it have an		
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	In 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)		

STAGE 2 ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. A red rating for



	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	G	Yes
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
05-	Other catchment school available (A)	•	
25c	Does the settlement have a Secondary/ Upper school?	A	Samuel Whitbread in Clifton
	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	A	In an adjoining settlement (Lower
	centre?		Stondon)
	• 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?	А	Convenience store
	 Town Centre/ Supermarket (G) 		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)	0	
27	Distance to bus stops with a frequent service (at	G	
	least hourly at peak times):		
	• Less than 400m (G)		
	 400m-800m (A) Over 800m (R) 		
	 Over about (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:	R	
	Less than 800m (G)		
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Access from Arlesey Road
Scho	ool Capacity		
30	Do the local schools have capacity at all tiers?	R	New lower school site likely to be
			required for any significant
			development here, also an area of

 ${}_{\rm Page}29$

			existing need for middle and upper
			school places.
31	If not, has a commitment been made to address this?	R	No commitment made.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
Wate 32	Is there the capacity to provide all required infrastructure for waste water and potable water?	ture will R/A/G	be assessed at a later stage) 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.
Drair	hage 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) 	Ŕ	Level 2 assessment required
F	Further Assessment Required (R)		
	ronmental Health		Auroiting commonte
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Road Traffic Noise / Public House Noise
Envi	ronmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Scope for development – important to retain and enhance hedgerow boundaries and reinforce A507 landscape corridor.
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 archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No comment from Heritage
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	Cow paddock, rough grassland, grazed, retain & enhance hedgerows.

 ${}_{\rm Page}30$

	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?		should be retained / enhanced / buffered. No loss of Leisure Strategy open space. Potential cumulative impact – existing formal sport space/facilities are under pressure. Should all developments proceed, planning requirement should require land and facilities to be delivered as a collective whole, not peace meal individually.
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
Plann	hing History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within Grade 2 Agricultural Land. Potential capacity issues have been identified in education provision and potential flood issues mean that the site would need a Level 2 Flood Risk Assessment. Environmental Health have identified potential noise issues from the road and the public house. The site has multi-period archaeological potential, but this would not prevent allocation providing that mitigation was undertaken. Any development should retain the hedgerow boundaries and reinforce the landscape corridor to the A507.

Due to the proximity of the site to the A507, and the need to retain the landscape corridor to the A507, only a portion of this site will be considered further for residential development.

STAGE 3 : ACHIEVABILITY

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

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

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

SUMMARY

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

 ${}^{\rm Page}32$

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 HOUSING²²

Site details	
Reference Number	ALP232
Site Name	Land to the rear of 102 to 126, High Street, Henlow
Site Address	Land off Langford Road
Settlement	Henlow
Size	Submitted Developable Area: 2.4 ha
	Submitted Whole Site Area: 4.96 ha
	Measured GIS Area: 4.81 ha
Proposed Use	Residential development with landscaping and infrastructure
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.

074			
	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: Up to 72 dwellings Number of proposed dwellings as per CBC methodology: 43 dwellings
	this is smaller.		
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?		Yes

STAGE 1B ASSESSMENT

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

Page 34

²² 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 more²³

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 proposed development is adjacent to the settlement envelope, representing a logical extension to the existing housing within the main 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	Does the site continue to next stage?		Yes	

STAC	GE 1C ASSESSMENT			
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ²⁴ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure	А	This question was not asked in	
	requirements that will enable delivery ²⁵ ?		2014 Call for Sites.	
Does	the site continue to next stage?		Yes	

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is currently arable fields with a pair of semi-detached properties. These properties would be demolished but no relocation would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site submitted by developer but submission states that all landowners are intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Form states that there are no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	Proposals for residential development on the site were

²³ 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)
²⁴ 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. ²⁵ 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.	recently dismissed at appeal.
Does the site continue to next stage?	Yes

STAC				
	E 1E ASSESSMENT	Poviou		
	This section records the findings of the Strategic Green Belt Review and also provides a preliminary			
	ning of sites to determine whether they may be capable			
	nstances. Any site in the Green Belt that is determined			
	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the	
Plan.				
Greer		N 1		
13	Is the site located within the Green Belt?	No		
14	If answer to question 13 is yes, then does the site lie	N/A		
	within one of the parcels which have been identified			
	in the Central Bedfordshire and Luton Green Belt			
	Study as making only a relatively weak, weak, or no			
	contribution? If yes, site progresses through to Stage			
	2.			
15a	Does the site have all of the following merits that	N/A		
	may outweigh the harm to the Green Belt and which			
	may contribute to identification of exceptional			
	circumstances?			
	Adjoining settlement has at least 3 of the			
	following key local services - convenience			
	shop, lower school, middle school, upper			
	school, village hall, GP surgery, post office,			
	library (use settlement audit)			
	 Site makes a strong contribution to housing 			
	need (100 plus homes) within the Luton HMA			
	 Site is in or directly adjacent to a settlement 			
	that has a mainline rail station or direct			
	assess (junction) to the strategic road			
	network (A road or motorway)			
	Sites in Green Belt other than those covered by 14			
	and 15b that cannot meet these criteria, will not			
	progress any further in this assessment of			
	suitability.*			
15b	Sites which have support from the local community	N/A		
	as demonstrated through an allocation in an adopted			
	or draft Neighbourhood Plan (that has been subject			
	to Regulation 14 consultation) that do not meet the			
	criteria in question 15a will automatically progress			
	through this stage to be considered further at Stage			
	2. ²⁶			
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	The majority of the site is not PDL.

²⁶ 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		
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Although Henlow is a parish which has been designated for a Neighbourhood Plan, there are no draft allocations at this stage.
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	No information provided, this 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 currently in arable use.
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). What level of housing growth would there be if all the	AG	Number of houses in 2006: 1592 Number of houses in 2016: 1708 Percentage growth: 7.29%
	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).		Number of houses in 2016: 1708 Percentage growth: 0.59%
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.	G	No major constraints identified though the topography may be slightly uneven in places.
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 impact.
	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 within Grade 3 agricultural land. The most recent data from Natural England does no sub-classify Grades 3a and 3b.

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

STAG	SE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
	2B will be looked at as a whole using planning balance		
	sport and Access to Services		
25	Facilities and services		
-	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		C C
	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	G	Yes
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	• No, but an adjoining settlement does (A)		
~	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	A	Samuel Whitbread in Clifton
	school?		, The second sec
	• 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	A	In an adjoining settlement (Lower
254	centre?		Stondon)
	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?	А	Convenience store
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	А	404 m
	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		
00	part of the development (G)		
28	Distance to nearest train station:	R	
	 Less than 800m (G) 800m (A) 		
	 800m-1200m (A) 		

 ${}^{\rm Page}38$

<u>г</u>	Quere (1000ers (D)		
	• Over 1200m (R)	_	
29	Is the site accessible from the existing road network?	R	Access will require demolition of existing properties.
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	As with Cranfield, the cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	Expansion of schools at all phases would be required. 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.
	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
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)	G	
Envir	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development of site not acceptable in landscape terms. Highly sensitive river corridor / meadow landscape setting, development would result in significant physical and visual intrusion.
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: R Arch: A	Site is known to contain multi- period archaeological remains but this would not prevent allocation providing appropriate mitigation is undertaken.

 ${}^{\rm Page}39$

			Heritage objection: Open views from church could be restricted having an impact on wider setting of LBS and CA.
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	Arable land, retain & buffer boundary features, potential impact for farmland species but good opportunity for ecological 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?	R	Parish GI plan aspiration for this site to extend Millennium Meadow westwards and northwards. RoW on north and eastern edges. Ivel Valley is strategic and district GI corridor. No loss of LS open space.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Site is within an MSA
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Two previous planning applications refused (CB/13/02458, CB.14/01728). Site dismissed at appeal
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

This site is not appropriate for development, it is part of a highly sensitive river corridor and meadow landscape setting and development of the site would result in significant physical and visual intrusion. Indeed the landscape value was a key factor in the dismissal of the planning appeal for this site recently. The parish GI plan presents aspirations for this site for the extension of Millennium Meadow.

Further to landscape value, the site is distinctive in heritage terms and the open views from the church could be restricted by development on this site which would have a significant impact on both the Listed Building and the wider conservation area. Potential capacity concerns have been identified in terms of education provision and the site is within a Mineral Safeguarding Area. The site has been identified as potentially at flood risk and therefore requires a Level 2 Flood Assessment. This site will not be considered further as part of this process.

Site Assessment Framework for HOUSING²⁷

Site details	
Reference Number	ALP265
Site Name	72 Hitchin Road
Site Address	72 Hitchin Road
Settlement	Henlow
Size	Submitted Developable Area: 0.175ha
	Submitted Whole Site Area: 0.175 ha
	Measured GIS Area: 0.18 ha
Proposed Use	Residential
Any other	
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
			iet with hational policy designations.		
1	sional Site Capacity Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	Yes	Number of proposed dwellings as per proforma: 12 dwellings Number of proposed dwellings as per CBC methodology: 5 dwellings		
Flood	this is smaller. I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	Yes			
3	Is more than 50% of the site at risk from surface water flooding?	Yes			
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			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No			
Does	the site continue to next stage?		No		



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

Site Assessment Framework for HOUSING²⁸

Site details	
Reference Number	ALP427 (Site withdrawn)
Site Name	The Japanese Koi Company
Site Address	Hitchin Road SG16 6BB
Settlement	Henlow
Size	Submitted Developable Area: 1.28ha
	Submitted Whole Site Area: 1.28 ha
	Measured GIS Area: 1.28 ha
Proposed Use	Residential
Any other	Same as ALP173
information	
	SITE WITHDRAWN

Page4 **Z**

²⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING²⁹

Site details	
Reference Number	ALP471
Site Name	Town Farm Field
Site Address	Clifton Road
Settlement	Henlow
Size	Submitted Developable Area: 2.25ha
	Submitted Whole Site Area:
	Measured GIS Area: 3.4 ha
Proposed Use	Residential
Any other	Included in NLP288
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.

OTAO					
	E 1A ASSESSMENT		e a san san na na sa sa		
This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
	sional Site Capacity	I			
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: 75-100 dwellings Number of proposed dwellings as per CBC methodology: 41 dwellings		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No			
3	Is more than 50% of the site at risk from surface water flooding?	No			
Natio	nally significant designations (All sites which reach S	tage 2 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			
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

Page4

²⁹ 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 more³⁰.

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

STAC	GE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³¹ .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	Α	This question was not asked in		
	requirements that will enable delivery ³² ?		2014 Call for Sites.		
Does	Does the site continue to next stage? Yes				

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

STAGE 1E ASSESSMENT

³⁰ 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)
³¹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

³¹ 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.

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

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they may be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan. Greenbelt 13 Is the site located within the Green Belt? No 14 If answer to question 13 is yes, then does the site lie N/A within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. 15a Does the site have all of the following merits that N/A may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* 15b Sites which have support from the local community N/A as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in guestion 15a will automatically progress through this stage to be considered further at Stage 2.³³ Does the site continue to next stage? Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

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

³³ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

17		Г	
	Neighbourhood Planning (only applicable in	No	Although Henlow is a parish which
	designated areas)		has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, there are no
	emerging Neighbourhood Plan?		draft allocations at this stage.
18	Community Consultation	N/A	No information provided, this was
	Has any community consultation taken place?		not asked in 2014 Call for Sites.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Field
10	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum			
	ulative Impact		Number of Levels in 0000, 4500
20	Considering housing completions over the past 10	A	Number of houses in 2006: 1592
	years, what has been the level of housing growth in		Number of houses in 2016: 1708
	the parish?		Percentage growth: 7.29%
	 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	Outstanding completions: 10
	outstanding permissions (as of April 2016) were to	Ŭ	Number of houses in 2016: 1708
	be completed?		Percentage growth: 0.59%
			Fercentage growth. 0.3976
	• 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		
	outstanding permissions as of April 1st 2016 as		
	outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April		
Physi	outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions		
Physi 22	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	
	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 Are there any physical constraints or permanent	G	
	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 Are there any physical constraints or permanent features that affect the site's developability?	G	
	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 Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment	G	
22	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 Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	
22 Relat	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 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. ionship to Settlement		Development of this site would
22	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 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. ionship to Settlement Would development of the site be complementary to	G	Development of this site would reduce what is currently an
22 Relat	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 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. ionship to Settlement Would development of the site be complementary to the existing settlement pattern, and would it have an		reduce what is currently an
22 Relat	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 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. ionship to Settlement 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		reduce what is currently an important gap between Clifton and
22 Relat	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 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. ionship to Settlement 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		reduce what is currently an important gap between Clifton and Henlow. This gap is very narrow
22 Relat	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 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. ionship to Settlement 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		reduce what is currently an important gap between Clifton and Henlow. This gap is very narrow and therefore needs to be
22 Relati 23	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 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. ionship to Settlement 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?		reduce what is currently an important gap between Clifton and Henlow. This gap is very narrow
22 Relati 23 Agric	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 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. ionship to Settlement 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? ultural Land Quality	R	reduce what is currently an important gap between Clifton and Henlow. This gap is very narrow and therefore needs to be protected.
22 Relati 23	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 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. ionship to Settlement 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? Would the development impact on high quality		reduce what is currently an important gap between Clifton and Henlow. This gap is very narrow and therefore needs to be
22 Relati 23 Agric	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 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. ionship to Settlement 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? ultural Land Quality Would the development impact on high quality agricultural land?	R	reduce what is currently an important gap between Clifton and Henlow. This gap is very narrow and therefore needs to be protected.
22 Relati 23 Agric	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 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. ionship to Settlement 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? ultural Land Quality Would the development impact on high quality agricultural land? • 50% or more in non-agricultural land (G)	R	reduce what is currently an important gap between Clifton and Henlow. This gap is very narrow and therefore needs to be protected.
22 Relati 23 Agric	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 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. ionship to Settlement 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? ultural Land Quality 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)	R	reduce what is currently an important gap between Clifton and Henlow. This gap is very narrow and therefore needs to be protected.
22 Relati 23 Agric	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 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. ionship to Settlement 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? ultural Land Quality Would the development impact on high quality agricultural land? • 50% or more in non-agricultural land (G)	R	reduce what is currently an important gap between Clifton and Henlow. This gap is very narrow and therefore needs to be protected.

This stage further assesses the site's suitability using comments from technical specialitists. J any question does not mean that the site will be automatically excluded at this stage as the I Stage 2B will be looked at as a whole using planning balance. Transport and Access to Services 25 Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately 25a Does the settlement (G) Yes, in the settlement (G) Yes, proposed as part of the development (G) 0 No, but an adjoining settlement does (A) No, but an adjoining settlement does (A) Yes 25b Does the settlement (G) Yes, proposed as part of the development (G) Yes Yes 0 Yes, proposed as part of the development (G) Other catchment school available (A) A Samuel Whitbread in school? 25c Does the settlement have a Secondary/ Upper school? A Samuel Whitbread in school? Yes, in the settlement (G) 0 Yes, in the settlement (G) Yes, proposed as part of the development (G) A Samuel Whitbread in school? 25c Does the settlement have a GPs surgery or medical centre? A In an adjoining settlement does (A) 0 Other catchment scho	
Stage 2B will be looked at as a whole using planning balance. Transport and Access to Services 25 76.000000000000000000000000000000000000	
Transport and Access to Services 25 Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to 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, in the settlement (G) G Yes • No, but an adjoining settlement does (A) • Yes, in the settlement (G) • Yes, in the settlement (G) • Yes, in the settlement (G) • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) • Samuel Whitbread in school? • Yes, in the settlement (G) • Yes, inchement school available (A) • No, but an adjoining settlement does (A) • Other catchment school available (A) • Other catchment school available (A) • No, but an adjoining settlement does (A) • No, but an adjoining settlement does (A) • No, but an adjoining settlement does (A) • No, but an adjoining settlement does (A) • No, but an adjoining settlement does (A) • No, but an adjoining settlement does (A) • No, but an adjoining settl	as the ratings across
25 Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to Council's Settlement Hierarchy Audit. 25a Does the settlement have a Primary/Lower school? G 25a Does the settlement have a Primary/Lower school? G 9 Yes, in the settlement (G) Yes 9 Yes, proposed as part of the development (G) F 9 No, but an adjoining settlement does (A) F 9 No but an adjoining settlement (G) Yes 9 Yes, in the settlement (G) Yes, proposed as part of the development (G) 9 No, but an adjoining settlement does (A) A 9 Other catchment have a GPs surgery or medical centre? A 9 Yes, in the settlement (G) Yes, in the settlement (G) 9 Yes, in the settlement (G) Yes, in the settlement (G) 9 Yes, in the settlement (G) Yes, in the settlement (G) 9 Yes, in the settlement (G) Yes, in the settlement does (A)	
Question 26 considers the suitability and sustainability of the site for housing. It links the Council's Settlement Harrenchy Audit. Issues relating to capacity are assessed separately 25a Does the settlement have a Primary/Lower school? G Yes, in the settlement (G) Yes, proposed as part of the development (G) R No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (G) G Yes, in the settlement (G) Yes, proposed as part of the development (G) Yes No, but an adjoining settlement does (A) Ohes the settlement school available (A) Samuel Whitbread in school? Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) A Samuel Whitbread in school? Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) A Samuel Whitbread in school? Yes, in the settlement (G) Yes, proposed as part of the development (G) A Samuel Whitbread in school? Yes, in the settlement (G) Yes, proposed as part of the development (G) A Samuel Whitbread in school? Yes, in the settlement or an adjoining settlement does (A) Other catchment school available (A) A In an adjoining settlement does (A) Yes, in the settlement or an adjoining settlement does (A)	
Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately 25a Does the settlement have a Primary/Lower school? G Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Yes No, but an adjoining settlement (G) Yes, proposed as part of the development (G) Yes 25b Does the settlement have a Middle school (if applicable)? Yes, in the settlement (G) Yes Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) A Samuel Whitbread in school 2 available (A) 25c Does the settlement have a Secondary/ Upper school? A Samuel Whitbread in School? Yes, in the settlement (G) Yes, proposed as part of the development (G) A Samuel Whitbread in School? Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) A In an adjoining settlement (G) Yes, in the settlement (G) Yes, proposed as part of the development (G) A In an adjoining settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) A In an adjoining settlement (G) Yes, proposed as part of the development (G) Not in the settlement or an adjoining settlement (G) <td< th=""><th>t links to the</th></td<>	t links to the
Issues relating to capacity are assessed separately 25a Does the settlement have a Primary/Lower school? G Yes, in the settlement (G) • Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) G Yes 25b Does the settlement have a Middle school (if applicable)? • Yes, in the settlement (G) G Yes • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) Samuel Whitbread in school? • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) • Samuel Whitbread in school? 25d Does the settlement fave a GPs surgery or medical centre? • Yes, proposed as part of the development (G) • No, but an adjoining settlement offer (G) • No, but an adjoining settlement offer (G) • No, but an adjoining settlement offer (G) • Non entre (Supermarket (G) • None (R) • Convenience Store • Convenience store 27 Distance to bus stops with a frequent service (at least hourly at peak tim	t links to the
25a Does the settlement have a Primary/Lower school? G Yes, reposed as part of the development (G) • Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Ves 25b Does the settlement have a Middle school (if applicable)? G Yes • Yes, proposed as part of the development (G) • Yes, in the settlement school available (A) G Yes 25c Does the settlement school available (A) G Samuel Whitbread in school? A 25c Does the settlement (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) • Ten an adjoining settlement (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes • Not in the settlement or an adjoining settlement (G) • Yes • Convenience store • Yes, proposed as part	
25a Does the settlement have a Primary/Lower school? G Yes, in the settlement (G) • Yes, proposed as part of the development (G) Not un adjoining settlement does (A) Ves • No, but an adjoining settlement does (A) Not in the settlement (G) Yes • Yes, in the settlement school available (A) G Yes • Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) A • Other catchment school available (A) • Other catchment school available (A) Samuel Whitbread in school? • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) • Other catchment school available (A) • Other catchment school available (A) 25d Does the settlement of G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Yes, proposed as part of the development (G) • Other catchment school available (A) 25d Does the settlement or an adjoining settlement (G) • Yes, proposed as part of the development (G)	
 Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) Does the settlement have a Middle school (if applicable)? Yes, proposed as part of the development (G) Other catchment school available (A) Does the settlement have a Secondary/ Upper school? Yes, in the settlement (G) Yes, proposed as part of the development (G) Yes, proposed as part of the development (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) Does the settlement have a GPs surgery or medical centre? Yes, proposed as part of the development (G) Yes, proposed as part of the development (G) Not in the settlement of an adjoining settlement (G) Yes, proposed as part of the development (G) Not in the settlement or an adjoining settlement (G) Yes, proposed as part of the development (G) Not in the settlement or an adjoining settlement (G) Convenience Store / Post Office / Newsagent (A) What retail provision does the settlement offer? Convenience Store / Post Office / Newsagent (A) Over 800m (R) Over 800m (R) Over 800m (R) Conveniosion form	
 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) Does the settlement have a Middle school (if applicable)? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25c Does the settlement have a Secondary/ Upper school? Yes, in the settlement does (A) Other catchment school available (A) 25d Does the settlement school available (A) Yes, proposed as part of the development (G) Yes, proposed as part of the development (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25d Does the settlement have a GPs surgery or medical centre? Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement does (A) Not in the settlement or an adjoining settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) Less than 400m (G) 400m-800m (A) Over 800m (R) Corve 800m (R) Conven 300m (G) Stance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) <	
 No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) Does the settlement have a Middle school (if applicable)? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) Does the settlement have a Secondary/ Upper school? Yes, proposed as part of the development (G) Not in the settlement or an adjoining settlement ores (A) Not in the settlement or an adjoining settlement (G) Convenience Store / Post Office / Newsagent (A) None (R) Ore stom (R) Over 800m (R) Over 800m (R) Over 800m (R) Convenience strain station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) Is the site accessible from the existing road network? G <!--</th--><th></th>	
 Not in the settlement or an adjoining settlement (R) 25b Does the settlement have a Middle school (if applicable)? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25c Does the settlement have a Secondary/ Upper school? Yes, proposed as part of the development (G) Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) Stance to the settlement (G) Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) Does the settlement for an adjoining settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) No to in the settlement or an adjoining settlement (G) Yes, proposed as part of the development (G) No to in the settlement or an adjoining settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) Ore submission form stated that improved public transport facilities could be provided as part of the development (G) Alom-a00m (A) OR submission form stated that improved public transport facilities could be provided as part of the development (G) Bolstance to n	
Settlement (R) G 25b Does the settlement have a Middle school (if applicable)? G • Yes, in the settlement (G) • Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) • Other catchment school available (A) A Samuel Whitbread in school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) A • Yes, in the settlement (G) • Yes, proposed as part of the development (G) A • Other catchment school available (A) A In an adjoining settlement does (A) • Other catchment school available (A) A In an adjoining settlement (G) • Yes, proposed as part of the development (G) A In an adjoining settlement (G) • Yes, proposed as part of the development (G) A In an adjoining settlement (G) • Yes, in the settlement (G) • Yes, proposed as part of the development (G) A • No, but an adjoining settlement offer? A Convenience store • Nown (R) • Town Centre/ Supermarket (G) A Convenience store • Town Centre/ Supermarket (G) • None (R) G G 27 Distance to bus stops with a frequent service (at least hourly at peak times): Less than 400	
applicable)? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25c Does the settlement have a Secondary/ Upper school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25d Does the settlement have a GPs surgery or medical centre? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • Yes, in the settlement or an adjoining settlement does (A) • Not in the settlement or an adjoining settlement does (A) • Not in the settlement of an adjoining settlement offer? • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 27 Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • OVer 800m (A) • OVer 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the developme	
 Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25c Does the settlement have a Secondary/ Upper school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25d Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 26 What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) 28 Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 29 Is the site accessible from the existing road network? G Access from Clifton F	
 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25c Does the settlement have a Secondary/ Upper school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25d Does the settlement have a GPs surgery or medical centre? Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25d Does the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement of the development (G) No, but an adjoining settlement does (A) Not in the settlement of an adjoining settlement does (A) Not in the settlement of an adjoining settlement does (A) Not in the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) 800m-1200m (A) Over 1200m (R) 28 Distance to nearest train station: Less than 800m (G) 800m-1200m (R) Cover 1200m (R) <	
 No, but an adjoining settlement does (A) Other catchment school available (A) Does the settlement have a Secondary/ Upper school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) Does the settlement have a GPs surgery or medical centre? Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) 800m-1200m (A) Over 1200m (R) Is the site accessible from the existing road network? G Access from Clifton F 	
 Other catchment school available (A) 25c Does the settlement have a Secondary/ Upper school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25d Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) Yes, proposed as part of the development (G) Yes, in the settlement (G) Yes, proposed as part of the development (G) Yes, proposed as part of the development (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement gettlement (G) Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) None (R) Over 800m (A) Over 800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) Boistance to nearest train station: Less than 400m (G) 800m-1200m (R) Over 1200m (R) Source 100m (R) Over 1200m (R) 	
 25c Does the settlement have a Secondary/Upper school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25d Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) No, but an adjoining settlement does (A) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (G) Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) 28 Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 29 Is the site accessible from the existing road network? G Access from Clifton F	~
school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 25d Does the settlement have a GPs surgery or medical centre? Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) No, but an adjoining settlement does (A) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (G) Not in the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 27 Distance to bus stops with a frequent service (at least hourly at peak times): Less than 400m (G) 400m-800m (A) 0 Over 800m (R) 0 Over 800m (R) 0 Over 800m (R) 0 Stance to nearest train station: Less than 800m (G) agott of the development (G) 0 Stance to nearest train station: Less than 800m (G) 800m-1200m (A) 0 Over 1200m (R) 0 Over 1200m (R) 0 Over 1200m (R) 0 Over 1200m (R)	read in Cliffon
 Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) No, but an adjoining settlement does (A) No, but an adjoining settlement does (A) No the settlement or an adjoining settlement (G) Non the settlement or an adjoining settlement (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) 28 Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) Over 1200m (R) 29 Is the site accessible from the existing road network? G 	oread in Clitton
 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement of the development (G) Not in the settlement or an adjoining settlement (G) Not in the settlement of an adjoining settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) Bistance to nearest train station: Less than 800m (G) S00m-1200m (A) Over 1200m (R) Is the site accessible from the existing road network? G Access from Clifton for the set stating road network? 	
 No, but an adjoining settlement does (A) Other catchment school available (A) Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) No but an adjoining settlement does (A) No but an adjoining settlement of an adjoining settlement (R) What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) Stem site accessible from the existing road network? G Access from Clifton form 	
 Other catchment school available (A) 25d Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 26 What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) Bistance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 28 Distance to charget train station: Less than 800m (G) 800m-1200m (R) Over 1200m (R) G Access from Clifton F 	
 25d Does the settlement have a GPs surgery or medical centre? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 26 What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) 28 Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 29 Is the site accessible from the existing road network? G Access from Clifton formation in the setting road network? 	
centre? Yes, in the settlement (G) Stondon) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Stondon) Not in the settlement or an adjoining settlement of an adjoining settlement (R) A Convenience store 26 What retail provision does the settlement offer? A Convenience store • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) G • None (R) • None (R) G 27 Distance to bus stops with a frequent service (at least hourly at peak times): G • Less than 400m (G) • 400m-800m (A) G • Over 800m (R) • Over 800m (R) For 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) G • Over 1200m (R) • Over 1200m (R) G	a settlement (Lower
 Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) Distance to bus stops with a frequent service (at least hourly at peak times): Less than 400m (G) Over 800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) G Access from Clifton F Access from Clifton F Access from Clifton F	
 No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) 28 Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) St he site accessible from the existing road network? G 	
 Not in the settlement or an adjoining settlement (R) What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) S the site accessible from the existing road network? G 	
settlement (R)A26What retail provision does the settlement offer? • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R)A27Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) 	
 26 What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) 28 Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 29 Is the site accessible from the existing road network? G Access from Clifton F 	
 Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 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) 28 Distance to nearest train station: Less than 800m (G) Sthen ste accessible from the existing road network? G Access from Clifton F 	
 Convenience Store / Post Office / Newsagent (A) None (R) 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) Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) Is the site accessible from the existing road network? Access from Clifton F 	store
 (A) None (R) 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) 28 Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 29 Is the site accessible from the existing road network? G Access from Clifton F 	
 None (R) 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) 28 Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 29 Is the site accessible from the existing road network? G Access from Clifton F 	
 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) 28 Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 29 Is the site accessible from the existing road network? G Access from Clifton F 	
least hourly at peak times): Less than 400m (G) Less than 400m (G) 400m-800m (A) Over 800m (R) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) Here and the development (G) 28 Distance to nearest train station: R Less than 800m (G) Nover 1200m (A) Over 1200m (R) Nover 1200m (R) 29 Is the site accessible from the existing road network? G	
 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) Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) Is the site accessible from the existing road network? G Access from Clifton F 	
 Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) Is the site accessible from the existing road network? G Access from Clifton F 	
 OR submission form stated that improved public transport facilities could be provided as part of the development (G) Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) Is the site accessible from the existing road network? G Access from Clifton F 	
public transport facilities could be provided as part of the development (G) R 28 Distance to nearest train station: R • Less than 800m (G) 800m-1200m (A) • Over 1200m (R) - 29 Is the site accessible from the existing road network? G	
part of the development (G) R 28 Distance to nearest train station: R • Less than 800m (G) • 800m-1200m (A) • 600m-1200m (A) • Over 1200m (R) • 600m (B) • 600m (C) 29 Is the site accessible from the existing road network? G Access from Clifton F	
 28 Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) 29 Is the site accessible from the existing road network? G Access from Clifton F 	
 Less than 800m (G) 800m-1200m (A) Over 1200m (R) Is the site accessible from the existing road network? G Access from Clifton F 	
 800m-1200m (A) Over 1200m (R) Is the site accessible from the existing road network? G Access from Clifton F 	
Over 1200m (R) Is the site accessible from the existing road network? G Access from Clifton F	
29 Is the site accessible from the existing road network? G Access from Clifton F	
	Nifton Dood (ar
L DOSSIDIV COMERT DIA	
School Capacity	

 $P_{age}47$

		-	
30	Do the local schools have capacity at all tiers?	R	New lower school site likely to be required for any significant
			development here, also an area of
			existing need for middle and upper
			school places.
31	If not, has a commitment been made to address	R	No commitment made
01	this?		
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
	site allocations, in regards to flood risk?		
	 No assessment required (G) 		
	 Consider Further Assessment (A) 		
	Further Assessment Required (R)		
	onmental Health		
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and will there be any remediation required?		
35	Adjoining uses	G	No immediate issues
55	Would any adjoining uses have the potential to	0	
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints		·
36	Landscape character	R	Unsuitable for development in
	What would the impacts of development be on the		landscape terms-elevated site
	landscape character or setting of the area or any		affording attractive views to
	designated landscapes? Would there be any direct		Church, hedges and trees; critical
	or indirect harm to the Area of Outstanding Natural		rural buffer between towns.
	Beauty or the Nature Improvement Area?		
		Her:	Site has archaeological potential
37	Heritage/ Archaeology		
37	What would the impacts of development be on any	G	but this would not prevent
37	What would the impacts of development be on any heritage assets and their setting?	G Arch:	but this would not prevent allocation providing appropriate
37	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	G	but this would not prevent allocation providing appropriate mitigation is undertaken.
	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G Arch: A	but this would not prevent allocation providing appropriate mitigation is undertaken. No comment from Heritage.
37 38	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets? Ecological Assets	G Arch:	but this would not prevent allocation providing appropriate mitigation is undertaken. No comment from Heritage. Potential impact on farmland
	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G Arch: A	but this would not prevent allocation providing appropriate mitigation is undertaken. No comment from Heritage.

	there any opportunities for their enhancement?			
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?	G/A	Existing ROW across south of site – corridor should be enhanced No loss of Leisure Strategy open space. Potential cumulative impact – existing formal sport space/facilities are under pressure. Should all developments proceed, planning requirement should require land and facilities to be delivered as a collective whole, not peace meal individually.	
Miner	als and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No Issues	
Plann	Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)			
Does	the site continue to next stage?		No	

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within Grade 2 Agricultural Land and concerns have been raised about educational provision in the area. This site plays an important role as an elevated site affording attractive views to the Church, hedges and trees; it also provides a critical buffer between rural towns. The site has archaeological potential but this would not prevent allocation assuming that mitigation is undertaken. There is the potential for impact on farmland species from development of the site. Development of this site would reduce what is currently a very important gap between Henlow and Clifton. Whilst a small portion might have a reduced impact, it would not be well related to the settlement and would constitute back-land development. It is important to retain this gap between Clifton and Henlow in order to prevent the two settlements merging and loosing their historic character. This site is therefore not appropriate for development.

Site Assessment Framework for HOUSING³⁴

Site details	
Reference Number	NLP076
Site Name	Land west of Langford Road
Site Address	Land west of Langford Road, Henlow
Settlement	Henlow
Size	Submitted Developable Area: 5.56 ha
	Submitted Whole Site Area: 7.41 ha
	Measured GIS Area: 7.48 ha
Proposed Use	Residential
Any other	
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

OTAG					
	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity	I			
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		per protornia.		
	using density of 30dph and exclude up to 40 %		100-150 dwellings		
	depending on site size of land for infrastructure and				
	services, take into account topography or significant				
	areas of undevelopable land.		Number of proposed dwellings as		
	Site Size Gross to net ratio standards		per CBC methodology:		
	Up to 0.4 hectare 100%		per OBC methodology.		
	 0.4 to 2 hectares 80% 		100 dwellings		
	 2 hectares or above 60% 				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if this is smaller.				
Floor	Risk (All sites which reach Stage 2 will be subject to the		ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2	No			
	or 3?	_			
3	Is more than 50% of the site at risk from surface	No			
	water flooding?				
	nally significant designations (All sites which reach S				
4	Is more than 50% of the site covered by nationally	No	No designations on site.		
	significant designations? These are: Sites of Special				
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
L	Gardens.				
5	Is more than 50% of the site located within the Area	No	No part of site covered by AONB.		
_	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		Yes		

STAGE 1B ASSESSMENT

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

Page5

³⁴ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	or villages. For the purposes of this assessment, a sel le 1,500 homes or more ³⁵ .	f-contain	ed site is defined as a site which will
-	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The south-eastern corner of the site adjoins the settlement envelope and extends to the north of the settlement. The settlement pattern in this area is linear in character and this site would extend the settlement significantly into the countryside. The site does not therefore represent a logical extension to the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	R	The site falls between Henlow and Clifton and would result in visual and physical coalescence between the two settlements.
Does	the site continue to next stage?	1	No

Page 5 1

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

Site Assessment Framework for HOUSING³⁶

Site details	
Reference Number	NLP091
Site Name	Site 2 Henlow End
Site Address	Henlow End Farm, Middlefield Lane
Settlement	Henlow
Size	Submitted Developable Area: 2.054ha Submitted Whole Site Area: 2.054 ha
	Measured GIS Area: 2.03ha
Proposed Use	Residential
Any other information	Covers part of ALP030

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAC	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	Provisional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings?	No	Number of proposed dwellings as per proforma:		
	Work out the number of new homes from site size		per protornia.		
	using density of 30dph and exclude up to 40 %		60-80 dwellings		
	depending on site size of land for infrastructure and		00-00 dwellings		
	services, take into account topography or significant areas of undevelopable land.				
	Site Size Gross to net ratio standards		Number of proposed dwellings as		
			per CBC methodology:		
	Up to 0.4 hectare 100%				
	• 0.4 to 2 hectares 80%		37 dwellings		
	 2 hectares or above 60% 				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No			
3	Is more than 50% of the site at risk from surface water flooding?	No			
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No			
	significant designations? These are: Sites of Special				
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No			
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?	•	Yes		

STAGE 1B ASSESSMENT

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

 \sim Page 5,

³⁶ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

provid	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 .			
Relati	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site lies in open countryside between Henlow and Henlow Camp, and is separated from Henlow by the A507. The site is isolated from existing settlements, and surrounded by farmland.	
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 does not cause coalescence.	
Does	the site continue to next stage?		No	

 ${}_{\rm Page}53$

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)

Site Assessment Framework for HOUSING³⁸

Site details	
Reference Number	NLP097
Site Name	18-20 Palace Street/2 Station Road
Site Address	18-20 Palace Street/2 Station Road, Biggleswade
Settlement	Henlow
Size	Submitted Developable Area: 0.1 ha
	Submitted Whole Site Area: 0.1 ha
	Measured GIS Area: 0.36 ha
Proposed Use	Residential
Any other	NLP097
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	Yes	Number of proposed dwellings as per proforma: 9 dwellings Number of proposed dwellings as per CBC methodology: 3 dwellings		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No			
3	Is more than 50% of the site at risk from surface water flooding?	No			
Natio	nally significant designations (All sites which reach S	tage 2 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			
Does	the site continue to next stage?		No		

Page 54

³⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING³⁹

Site details	
Reference Number	NLP126
Site Name	Land at Oldfield Farm
Site Address	Old Field Farm, Henlow (SG16 6EJ)
Settlement	Within Henlow Parish, closer to Lower Stondon/Henlow Camp East
Size	Submitted Developable Area: <7.22 ha
	Submitted Whole Site Area: <8.22 ha
	Measured GIS Area: 8.55 ha
Proposed Use	Residential development
Any other	
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAC	E 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
	sional Site Capacity					
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as			
	dwellings?		per proforma:			
	Work out the number of new homes from site size					
	using density of 30dph and exclude up to 40 %		200 dwellings			
	depending on site size of land for infrastructure and					
	services, take into account topography or significant					
	areas of undevelopable land.		Number of proposed dwellings as			
	Site Size Gross to net ratio standards		per CBC methodology:			
	Up to 0.4 hectare 100%					
	 0.4 to 2 hectares 80% 		130 dwellings			
	 2 hectares or above 60% 					
	Note: for this calculation use the submitted					
	Developable Area, or the area measured in GIS if					
	this is smaller.					
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No				
3		No				
З	Is more than 50% of the site at risk from surface water flooding?	INO				
Natio	nally significant designations (All sites which reach S	tage 2 h	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally	No	No designations on site.			
-	significant designations? These are: Sites of Special	110	No 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	No part of site covered by AONB.			
Ŭ	of Outstanding Natural Beauty?					
Does	the site continue to next stage?	I	Yes			
2000						

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

³⁹ 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 ⁴⁰ .			
Relati	onship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The proposed development is adjacent to existing Henlow Camp East as such it is a logical extension of existing housing. There are no physical features or barriers that separate the site from the main settlement. Part of Henlow Camp is currently an RAF station, however it is likely that this base will be closed and the site redeveloped.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence.	
Does	the site continue to next stage?		Yes	

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁴¹ **Critical Infrastructure**

8	Can the site meet the critical infrastructure	G	Nothing is specifically stated
	requirements that will enable delivery ⁴² ?		though the submission form does
			indicate that depending on the
			scale of development, certain
			infrastructure could 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.				
Avail	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is 100% greenfield. Used for agricultural production. Existing use does not limit development.	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site is submitted on behalf of sole landowner and intention to develop is stated.	

⁴⁰ 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) ⁴¹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

Page

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. ⁴² 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.

11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	The form states that there are not any 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	None.		
Does	the site continue to next stage?		Yes		
This s screet Circur					
13	Is the site located within the Green Belt?	No			
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A			
15a 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.* Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject 	N/A N/A			
Does	or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁴³ the site continue to next stage?		Yes		
Dues	The site continue to next staye:		103		

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT) STAGE 2 ASSESSMENT

Page 57Г

⁴³ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	tion does not mean that the site will be automatically exc e 2A will be looked at as a whole using planning balance		and dage as the rainge across
	iously Developed Land		
16	Is the site Previously Developed Land in accordance	R	No part of site PDL.
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	 25% - 0% (Greenfield) (R) 		
Com	munity		
17	Neighbourhood Planning (only applicable in	No	Although Henlow is a parish which
	designated areas)		has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, there are no
	emerging Neighbourhood Plan?		draft allocations at this stage.
18	Community Consultation	No	Form states that no consultation
	Has any community consultation taken place?		has 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)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	А	Number of houses in 2006: 1,592
	years, what has been the level of housing growth in		Number of houses in 2016: 1,708
	the parish?		Percentage growth: 7.29%
	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	Outstanding completions: 10
	outstanding permissions (as of April 2016) were to		Number of houses in 2016: 1708
	be completed?		Percentage growth: 0.59%
	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).		
	sical Constraints		
22	Are there any physical constraints or permanent	G	No constraints identified, though
	features that affect the site's developability?		the location within an army base
	For example pylons, gas works, sewage treatment		could present a barrier.
Dele	works, topography or wind turbines.		
	tionship to Settlement		No issues identified
23	Would development of the site be complementary to	G	No issues identified.
	the existing settlement pattern, and would it have an		
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural	1	

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

	uestion does not mean that the site will be automatically		ed at this stage as the ratings across
	2B will be looked at as a whole using planning balance		
	sport and Access to Services		
25	Facilities and services		the family and the Robert of the
	Question 26 considers the suitability and sustainability	of the s	ite for nousing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
5a	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	In Henlow
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) Other established evaluation (A) 		
Fa	Other catchment school available (A)	A	Samuel Whitbread in Clifton
25c	Does the settlement have a Secondary/ Upper school?	А	Samuel Whitblead in Clinton
	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)		
5d	Does the settlement have a GPs surgery or medical	G	Yes
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		-
6	What retail provision does the settlement offer?	А	Convenience store
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A) None (D)		
7	None (R) Distance to bus stops with a frequent service (at	A	641.9m
1	least hourly at peak times):	A	041.911
	Less than 400m (G)		
	• 400m-800m (A)		
	 Over 800m (R) 		
	 OR submission form stated that improved 		

		1	
	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	The site is accessible from Teddor Avenue or Oldfield Farm Road.
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	As with Cranfield, the cumulative impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	A	Expansion of schools at all phases would be required. 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?	A	On site:Aerodrome (now agricultural)
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	Possible Army Base 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?	G	Potential for development; lower density within significant landscape setting / buffer with wider rural landscape.

Page 60

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 these assets?	G	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?	A/G	Arable land, potential impact on farmland species. Enhancements through buffering and enhanced boundaries.
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	RoW along north, west and southern edges. Parish GI plan aspiration to upgrade northern RoW to bridleway. 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
Planr	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?

Potential issues with education capacity have been identified and Environmental Health have noted the potential for contamination from the Aerodrome (which is now agricultural). To preserve the landscape setting within the wider rural landscape, buffering would be required. Enhancements through buffering and enhanced boundaries would be required in terms of ecology as there may be a negative potential impact on farmland species. Since no major constraints have been identified, it is considered that the site is 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	Viability				
43	 Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual 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?		None stated in submission The Council's Residential Development Viability Report (Feb 2017) is based upon residential		

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 • 0 Utside Plan Period What is the indicate time of the site?	 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. Submission states that site could commence delivery in 0-5 years (deliverable). O to 5 years
46	What is the indicative build out time of the site?	Submission states that this is dependent on the scale of development, but suggests approximately 5 years to complete the site. The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the

	site at a rate of 50 dwellings per
	annum there after.
Does the site pass this stage?	Yes

SUMMARY

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

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

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

PageC

Site Assessment Framework for HOUSING⁴⁴

Site details	
Reference Number	NLP183
Site Name	Land at Arlesey Road
Site Address	Arlesey Road
Settlement	Henlow
Size	Submitted Developable Area: 1 ha
	Submitted Whole Site Area: 1.1 ha
	Measured GIS Area: 1.09 ha
Proposed Use	Residential
Any other	Covers part of ALP178. Site is the same area as NLP220
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 decignations
	DUILV DESIGNATIONS
Provisional Site Capacity	poney deorgridationer
1Is 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 % 	posed dwellings as
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)	
2 Is more than 50% of the site located in Flood Zone 2 No or 3?	
3 Is more than 50% of the site at risk from surface No water flooding?	
Nationally significant designations (All sites which reach Stage 2 be subject to deta	ailed assessment)
4 Is more than 50% of the site covered by nationally No No designation significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	ns on site.
5 Is more than 50% of the site located within the Area No of Outstanding Natural Beauty?	
Does the site continue to next stage? Yes	

STAGE 1B ASSESSMENT

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

Page 64

⁴⁴ 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 more⁴⁵.

Relat	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site lies on the edge of the settlement. It lies between the settlement envelope boundary and the A507.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence		
Does	the site continue to next stage?		Yes		

STA	GE 1C ASSESSMENT				
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁴⁶ .				
Criti	Critical Infrastructure				
8	Can the site meet the critical infrastructure	A	Possible acoustic bund adjacent to		
	requirements that will enable delivery47?		A507		
Does	Does the site continue to next stage? Yes				

STAGE 1D ASSESSMENT

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

Availa	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Field	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole land owner 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		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G		
Does	the site continue to next stage?		Yes	

STAGE 1E ASSESSMENT

⁴⁵ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <u>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf</u>)
⁴⁶ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

⁴⁶ 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.

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

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they may be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan. Greenbelt 13 Is the site located within the Green Belt? No 14 If answer to question 13 is yes, then does the site lie N/A within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. 15a Does the site have all of the following merits that N/A may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* 15b Sites which have support from the local community N/A as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in guestion 15a will automatically progress through this stage to be considered further at Stage 2.⁴⁸ Does the site continue to next stage? Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

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

⁴⁸ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

17	Neighbourhood Planning (only applicable in	No	Although Henlow is a parish which
17	designated areas)	NO	has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, there are no
	emerging Neighbourhood Plan?		draft allocations at this stage.
18	Community Consultation	Yes	Consultations with NP committee
	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 currently in arable use.
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 1592
-	years, what has been the level of housing growth in		Number of houses in 2016: 1708
	the parish?		Percentage growth: 7.29%
	 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	Outstanding completions: 10
	outstanding permissions (as of April 2016) were to		Number of houses in 2016: 1708
	be completed?		Percentage growth: 0.59%
	• 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).		
Phys	ical Constraints		
22	Are there any physical constraints or permanent	G	
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	G	
	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?		
	cultural Land Quality	1	
24	Would the development impact on high quality	R	In 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)		

This	stage further assesses the site's suitability using comme	onts from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
	2B will be looked at as a whole using planning balance		
	sport and Access to Services	-	
25			
	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		5
	,		
	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	G	Yes
	applicable)?		
	 Yes, in the settlement (G) 		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	A	Samuel Whitbread in Clifton
	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	A	In an adjoining settlement (Lower
	centre?		Stondon)
	• 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 store
20		A	
	 Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent 		
	(A)		
	 None (R) 		
27	Distance to bus stops with a frequent service (at	G	
-1	least hourly at peak times):		
	Less than 400m (G)		
	• 400m-800m (A)		
	 Over 800m (R) 		
	 OR submission form stated that improved 		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	
	Less than 800m (G)		
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Access from Arlesey Road
	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	New lower school site likely to be
30		1	

	1		development have also an area of
			development here, also an area of
			existing need for middle and upper
		_	school places.
31	If not, has a commitment been made to address	R	No commitment made.
	this?		
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
Drain	and Flooding (All cites out is at to Convential To		any upgrades required.
	nage and Flooding (All sites subject to Sequential Te		Level 2 coccerement required
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?	R	Level 2 assessment required
	No assessment required (G)		
	 Consider Further Assessment (A) 		
Envir	Further Assessment Required (R) ronmental Health		
34	Contamination	R/A/G	Awaiting commonto
34		R/A/G	Awaiting comments.
	Are there any contamination constraints on site and will there be any remediation required?		
35	will there be any remediation required?	Δ	Road Traffic Noise / Public House
35	Adjoining uses Would any adjoining uses have the potential to	A	Noise
	cause conflict with the proposed use? (for example;		noise
	noise and smell)		
Envir	ronmental Constraints		
36	Landscape character	G	Scope for development – important
50	What would the impacts of development be on the	6	to retain and enhance hedgerow
	landscape character or setting of the area or any		boundaries and reinforce A507
	designated landscapes? Would there be any direct		landscape corridor.
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	Her:	Site has archaeological potential
51	What would the impacts of development be on any	G G	but this would not prevent
	heritage assets and their setting?	Arch:	allocation providing appropriate
	Are there any opportunities for enhancement of	AICH.	mitigation is undertaken.
	these assets?		No Heritage comment
38	Ecological Assets	A	Cow paddock, rough grassland,
30		A .	
	What would the impacts of development be on any biological acceleration and are		grazed, retain & enhance
	biological, geological or ecological assets and are		hedgerows.
39	there any opportunities for their enhancement? Open space/leisure and GI assets	G/A	Evipting hobitate at apatama apman
			Existing habitats at eastern corner

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?	should be retained / enhanced / buffered. No loss of Leisure Strategy open space. Potential cumulative impact – existing formal sport space/facilities are under pressure. Should all developments proceed, planning requirement should require land and facilities to be delivered as a collective whole, not peace meal individually.				
Minerals and Waste					
40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G No issues				
Planning History					
41 What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)					
Does the site continue to next stage?	Yes				

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within Grade 2 Agricultural Land. Potential capacity issues have been identified in education provision and potential flood issues mean that the site would need a Level 2 Flood Risk Assessment. Environmental Health have identified potential noise issues from the road and the public house. The site has multi-period archaeological potential, but this would not prevent allocation providing that mitigation was undertaken. Any development should retain the hedgerow boundaries and reinforce the landscape corridor to the A507. This site will be considered further. Due to the proximity of the site to the A507, and the need to retain the landscape corridor to the A507, only a portion of this site will be considered further for residential development.

STAGE 3 : ACHIEVABILITY

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

Viabi	Viability				
43	 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	Achievability				
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within		

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

SUMMARY

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

Page 7

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 HOUSING⁴⁹

Site details	
Reference Number	NLP219
Site Name	Land off Clifton Road
Site Address	Land off Clifton Road, SG16 6BD
Settlement	Henlow
Size	Submitted Developable Area: 1.87ha
	Submitted Whole Site Area: 1.87 ha
	Measured GIS Area: 1.89 ha
Proposed Use	Residential
Any other	Same as ALP073
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		
	tage of the assessment rules out sites that are too small	ll or confl	ict with national policy designations
	sional Site Capacity		iet with haterial policy designations.
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma:50 dwellingsNumber of proposed dwellings as per CBC methodology:45 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	Yes	,
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	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	
Does	the site continue to next stage?		No

Page / 3

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

Site Assessment Framework for HOUSING⁵⁰

Site details	
Reference Number	NLP220
Site Name	Land off Arlesey Road
Site Address	Land off Arlesey Road
Settlement	Henlow
Size	Submitted Developable Area: 1.10 ha
	Submitted Whole Site Area: 1.10 ha
	Measured GIS Area: 1.11 ha
Proposed Use	Residential
Any other	Covers part of ALP178. Site is the same area as NLP183
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
			iet with hational policy designations.
1 1	sional Site Capacity Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 40 dwellings Number of proposed dwellings as per CBC methodology: 26 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	
Does	the site continue to next stage?		Yes

STAGE 1B ASSESSMENT

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

Page / 4

⁵⁰ 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 more⁵¹.

Relat	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site lies on the edge of the settlement. It lies between the settlement envelope boundary and the A507.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence
Does	the site continue to next stage?		Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁵². Critical Infrastructure

8 Can the site meet the critical infrastructure G requirements that will enable delivery ⁵³ ?		The site lies on the edge of the settlement. It lies between the settlement envelope boundary and the A507.
Does the site continue to next stage?	,	Yes

STAGE 1D ASSESSMENT

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

Availa	ability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Field
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole land owner 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	
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	
Does	the site continue to next stage?		Yes

⁵¹ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <u>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages_towns_and_cities.pdf</u>)
⁵² Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

⁵² 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.

⁵³ 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.

CT A C			
	E 1E ASSESSMENT	Deview	
	ection records the findings of the Strategic Green Belt F		
	ning of sites to determine whether they <u>may</u> be capable		
	nstances. Any site in the Green Belt that is determined		
	sment would still have to demonstrate Exceptional Circo	umstance	es to considered for allocation in the
Plan.			
Greer			
13	Is the site located within the Green Belt?	No	
14	If answer to question 13 is yes, then does the site lie	N/A	
	within one of the parcels which have been identified		
	in the Central Bedfordshire and Luton Green Belt		
	Study as making only a relatively weak, weak, or no		
	contribution? If yes, site progresses through to Stage		
	2.		
15a	Does the site have all of the following merits that	N/A	
	may outweigh the harm to the Green Belt and which		
	may contribute to identification of exceptional		
	circumstances?		
	 Adjoining settlement has at least 3 of the 		
	following key local services - convenience		
	shop, lower school, middle school, upper		
	school, village hall, GP surgery, post office,		
	library (use settlement audit)		
	 Site makes a strong contribution to housing 		
	need (100 plus homes) within the Luton HMA		
	 Site is in or directly adjacent to a settlement 		
	that has a mainline rail station or direct		
	assess (junction) to the strategic road		
	network (A road or motorway)		
	Sites in Green Belt other than those covered by 14		
	and 15b that cannot meet these criteria, will not		
	progress any further in this assessment of		
	suitability.*		
15b	Sites which have support from the local community	N/A	
	as demonstrated through an allocation in an adopted		
	or draft Neighbourhood Plan (that has been subject		
	to Regulation 14 consultation) that do not meet the		
	criteria in question 15a will automatically progress		
	through this stage to be considered further at Stage		
	2. ⁵⁴		
Does	the site continue to next stage?		Yes
_ ,			

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

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

⁵⁴ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

 $P_{age}76$

	• 25% - 0% (Greenfield) (R)		
Com	munity	l	
17	Neighbourhood Planning (only applicable in	No	Although Henlow is a parish which
••	designated areas)		has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, there are no
	emerging Neighbourhood Plan?		draft allocations at this stage.
18	Community Consultation	No	5
	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 currently in arable use.
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 1592
	years, what has been the level of housing growth in		Number of houses in 2016: 1708
	the parish?		Percentage growth: 7.29%
	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	Outstanding completions: 10
	outstanding permissions (as of April 2016) were to		Number of houses in 2016: 1708
	be completed?		Percentage growth: 0.59%
	 Less than 5% growth (G) 		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	ical Constraints	-	
22	Are there any physical constraints or permanent	G	
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	G	
	the existing settlement pattern, and would it have an		
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
	ultural Land Quality		
24	Would the development impact on high quality	R	In 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)		

 $P_{age}77$

STAC	GE 2 ASSESSMENT		
This s	stage further assesses the site's suitability using comme	nts from	technical specialists. A red rating for
any q	uestion does not mean that the site will be automatically	exclude	d at this stage as the ratings across
Stage	e 2B will be looked at as a whole using planning balance		
	sport and Access to Services		
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	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	G	Yes
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	Α	Samuel Whitbread in Clifton
	school?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	А	In an adjoining settlement (Lower
	centre?		Stondon)
	• 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?	А	Convenience store
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	G	
	least hourly at peak times):		
	Less than 400m (G)		
	• 400m-800m (A)		
	• Over 800m (R)		
	OR submission form stated that improved		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	
	Less than 800m (G)		
	 800m-1200m (A) 		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Access from Arlesey Road
L.1			AUCESS HUTH ATTESEY AUAU

Page78

30	Do the local schools have capacity at all tiers?	R	New lower school site likely to be required for any significant development here, also an area of
			existing need for middle and upper school places.
31	If not, has a commitment been made to address this?	R	No commitment made
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	cture 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.
Drair	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
	site allocations, in regards to flood risk?		
	 No assessment required (G) 		
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
	ronmental Health	1 - / . / -	
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments.
35	Adjoining uses Would any adjoining uses have the potential to	A	Road Traffic Noise / Public House Noise
	cause conflict with the proposed use? (for example;		
	noise and smell)		
	noise and smell) conmental Constraints		
Envir 36	noise and smell)	G	Scope for development – important to retain and enhance hedgerow boundaries and reinforce A507 landscape corridor.
36	noise and smell) onmental Constraints 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	G Her:	to retain and enhance hedgerow boundaries and reinforce A507
36	noise and smell)onmental ConstraintsLandscape characterWhat 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?Heritage/ Archaeology What would the impacts of development be on any	Her: G	to retain and enhance hedgerow boundaries and reinforce A507 landscape corridor. Site has archaeological potential but this would not prevent
	noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	Her: G Arch:	to retain and enhance hedgerow boundaries and reinforce A507 landscape corridor. Site has archaeological potential but this would not prevent allocation providing appropriate
36	noise and smell) onmental Constraints 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? 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	to retain and enhance hedgerow boundaries and reinforce A507 landscape corridor. Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.
36	noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	Her: G Arch:	to retain and enhance hedgerow boundaries and reinforce A507 landscape corridor. Site has archaeological potential but this would not prevent allocation providing appropriate

	there any opportunities for their enhancement?		
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?	G/A	Existing habitats at eastern corner should be retained / enhanced / buffered. No loss of Leisure Strategy open space. Potential cumulative impact – existing formal sport space/facilities are under pressure. Should all developments proceed, planning requirement should require land and facilities to be delivered as a collective whole, not peace meal individually.
Miner	als and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within Grade 2 Agricultural Land. Potential capacity issues have been identified in education provision and potential flood issues mean that the site would need a Level 2 Flood Risk Assessment. Environmental Health have identified potential noise issues from the road and the public house. The site has multi-period archaeological potential, but this would not prevent allocation providing that mitigation was undertaken. Any development should retain the hedgerow boundaries and reinforce the landscape corridor to the A507.

Due to the proximity of the site to the A507, and the need to retain the landscape corridor to the A507, only a portion of this site will be considered further for residential development.

STAGE 3 : ACHIEVABILITY

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

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

Viabi	Viability				
43	 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	Achievability				
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential		

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

SUMMARY

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

 $P_{age} 81$

the Local Plan.

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

PageC

- 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 HOUSING⁵⁵

Site details	Site details				
Reference Number	NLP232				
Site Name	Land south of John Howland Close				
Site Address	Land south of John Howland Close				
Settlement	Henlow				
Size	Submitted Developable Area: 0.58ha				
	Submitted Whole Site Area: 0.74 ha				
	Measured GIS Area: 0.74 ha				
Proposed Use	Residential				
Any other					
information					

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity		iet with haterial policy designations.		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma:20-25 dwellingsNumber of proposed dwellings as per CBC methodology:14 dwellings		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	Yes	,		
3	Is more than 50% of the site at risk from surface water flooding?	Yes			
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			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No			
Does	Does the site continue to next stage? No				



⁵⁵ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING⁵⁶

Site details	Site details					
Reference Number	NLP234					
Site Name	Land south of Clifton Road					
Site Address	Land south of Clifton Road					
Settlement	Henlow					
Size	Submitted Developable Area: 0.83 ha					
	Submitted Whole Site Area: 1.63 ha					
	Measured GIS Area: 1.68ha					
Proposed Use	Residential					
Any other						
information						

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT				
	This 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 to 25 dwellings Number of proposed dwellings as per CBC methodology: 20 dwellings		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seaue	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No			
3	Is more than 50% of the site at risk from surface water flooding?	No			
Natio	nally significant designations (All sites which reach S	tage 2 be	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No			
Does	the site continue to next stage?		Yes		

STAGE 1B ASSESSMENT

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

Page 84

⁵⁶ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?The northern portion of the site has a relatively strong relationship with the existing settlement. The	 Relationship to Settlement 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? 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 	G	the site to the north and north-west. The northern portion of the site has a relatively strong relationship with
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?the site to the north and north-west The northern portion of the site has a relatively strong relationship with the existing settlement. The 	 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? 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 	G	the site to the north and north-west. The northern portion of the site has a relatively strong relationship with
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. Yes Does the site continue to next stage? Yes STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵⁸ . Oritical Infrastructure 8 Can the site meet the critical infrastructure requirements that will enable delivery ⁵⁹ ? G No specific infrastructure will be required	existing village or town and another existing village or town? If yes, then grade as Amber if the site		roadside portion of the site already has planning permission. The southern portion of the site is
STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵⁸ . Critical Infrastructure 8 Can the site meet the critical infrastructure requirements that will enable delivery ⁵⁹ ? G No specific infrastructure will be required	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 th		No coalescence.
STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵⁸ . Critical Infrastructure 8 Can the site meet the critical infrastructure requirements that will enable delivery ⁵⁹ ? G No specific infrastructure will be required	Does the site continue to next stage?		Yes
This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵⁸ .Critical InfrastructureGNo specific infrastructure will be requirements that will enable delivery ⁵⁹ ?	<u> </u>		
8 Can the site meet the critical infrastructure G No specific infrastructure will be requirements that will enable delivery ⁵⁹ ?	This stage of the assessment rules out sites that are not a	ole to meet	their critical infrastructure needs ⁵⁸ .
requirements that will enable delivery ⁵⁹ ?			
Does the site continue to next stage? Yes	requirements that will enable delivery ⁵⁹ ?	G	
	Does the site continue to next stage?		

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

Availa	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Multiple land owners all 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	None stated.	
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	А	The roadside portion of the site has been granted permission for 9	

⁵⁷ 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) ⁵⁸ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

⁵⁸ 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.

⁵⁹ 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.	bungalows. (CB/16/04589/OUT). However there is no permission for the remainder of the site.
Does the site continue to next stage?	Yes

STAG	STAGE 1E ASSESSMENT			
	This section records the findings of the Strategic Green Belt Review and also provides a preliminary			
	ning of sites to determine whether they may be capable			
	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	nbelt	-		
13	Is the site located within the Green Belt?	No		
14	If answer to question 13 is yes, then does the site lie	N/A		
	within one of the parcels which have been identified			
	in the Central Bedfordshire and Luton Green Belt			
	Study as making only a relatively weak, weak, or no			
	contribution? If yes, site progresses through to Stage			
	2.			
15a	Does the site have all of the following merits that	N/A		
	may outweigh the harm to the Green Belt and which			
	may contribute to identification of exceptional			
	circumstances?			
	 Adjoining settlement has at least 3 of the 			
	following key local services - convenience			
	shop, lower school, middle school, upper			
	school, village hall, GP surgery, post office,			
	library (use settlement audit)			
	 Site makes a strong contribution to housing 			
	need (100 plus homes) within the Luton HMA			
	Site is in or directly adjacent to a settlement			
	that has a mainline rail station or direct			
	assess (junction) to the strategic road			
	network (A road or motorway)			
	Sites in Green Belt other than those covered by 14			
	and 15b that cannot meet these criteria, will not			
	progress any further in this assessment of			
	suitability.*			
15b	Sites which have support from the local community	N/A		
	as demonstrated through an allocation in an adopted			
	or draft Neighbourhood Plan (that has been subject			
	to Regulation 14 consultation) that do not meet the			
	criteria in question 15a will automatically progress			
	through this stage to be considered further at Stage			
	2. ⁶⁰			
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**

 ${}^{\rm Page}86$

⁶⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

		1	
16	Is the site Previously Developed Land in accordance	R	Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Com	munity		
17	Neighbourhood Planning (only applicable in	No	Although Henlow is a parish which
	designated areas)		has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, there are no
	emerging Neighbourhood Plan?		draft allocations at this stage.
18	Community Consultation	Yes	The site was submitted to the
	Has any community consultation taken place?	100	Parish in 2015 for consideration for
	If yes, provide brief details on the form this		development within their
	consultation took and any overall community		neighbourhood plan.
			neighbournood plan.
19	response. Sustainability of Settlement	No	Field
19		INO	Field
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public	r	
<u></u>	house etc)		
<u>Cum</u> 20	Ulative Impact Considering housing completions over the past 10		Number of houses in 2006: 1592
20		A	
	years, what has been the level of housing growth in		Number of houses in 2016: 1708
	the parish?		Percentage growth: 7.29%
	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	Outstanding completions: 10
	outstanding permissions (as of April 2016) were to		Number of houses in 2016: 1708
	be completed?		Percentage growth: 0.59%
	 Less than 5% growth (G) 		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
4	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Phys	ical Constraints	•	
22	Are there any physical constraints or permanent	G	
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement		
23	Would development of the site be complementary to	А	The northern portion of the site is
	the existing settlement pattern, and would it have an		well related; however development
	adverse impact on any historic, unique or distinctive		of the southern portion would
	characteristics of the settlement's built or natural		sharply and significantly change
	form?		the form of the existing settlement.
Agric			
Agric 24	Would the development impact on high quality	R	In Grade 2
24	agricultural land?	n	
		1	

 ${}^{\rm Page}87$

٠	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						
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	2B will be looked at as a whole using planning balance).					
	nsport and Access to Services						
25	Facilities and services						
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the				
	Council's Settlement Hierarchy Audit.						
05	Issues relating to capacity are assessed separately						
25a	Does the settlement have a Primary/Lower school?	G	Yes				
	• Yes, in the settlement (G)						
	• Yes, proposed as part of the development (G)						
	 No, but an adjoining settlement does (A) 	r					
	 Not in the settlement or an adjoining 						
25b	settlement (R)	G	Yes				
200	Does the settlement have a Middle school (if	6	165				
	applicable)?Yes, in the settlement (G)						
	 Yes, proposed as part of the development (G) 						
	 No, but an adjoining settlement does (A) 						
	 Other catchment school available (A) 						
25c	Does the settlement have a Secondary/ Upper	A	Samuel Whitbread in Clifton				
200	school?		Samuel Whitslead in Chiton				
	• Yes, in the settlement (G)						
	• Yes, proposed as part of the development (G)						
	 No, but an adjoining settlement does (A) 						
	Other catchment school available (A)						
25d	Does the settlement have a GPs surgery or medical	А	In an adjoining settlement (Lower				
	centre?		Stondon)				
	• 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 store				
	Town Centre/ Supermarket (G)						
	Convenience Store / Post Office / Newsagent						
	(A)						
07	None (R)		000-				
27	Distance to bus stops with a frequent service (at	G	239m				
	least hourly at peak times):						
	 Less than 400m (G) 400m 800m (A) 						
	• 400m-800m (A)						
	Over 800m (R) OR submission form stated that improved						
	 OR submission form stated that improved public transport facilities could be provided as 						
	public transport facilities could be provided as part of the development (G)						
28	Distance to nearest train station:	R					
20	Less than 800m (G)						
		L					

 ${}^{\rm Page}88$

	a = 800m 1200m (A)	1	
	 800m-1200m (A) Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Access from Clifton Road
	ol Capacity	0	Access from Clinton Road
30	Do the local schools have capacity at all tiers?	R	New lower school site likely to be required for any significant development here, also an area of existing need for middle and upper school places.
31	If not, has a commitment been made to address	A	Contributions proposed
	this?		
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.
	age and Flooding (All sites subject to Sequential Te	1	
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.
	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments.
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Road Traffic 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?	G	Scope for development – important to retain and enhance hedgerow boundaries and create screen to south.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: G Arch: A	Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.

 ${}^{\rm Page}89$

	these assets?		No Heritage comment
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	Partial planning application, opportunity for enhancement, retain & buffer existing
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?	G/A	Existing hedgerows around site should be retained / enhanced / buffered. No loss of Leisure Strategy open space. Potential cumulative impact – existing formal sport space/facilities are under pressure. Should all devs proceed, planning requirement should require land and facilities to be delivered as a collective whole, not peace meal individually.
Miner	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	hing History		•
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		16/04589/OUT approved for 9 bungalows
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within Grade 2 Agricultural Land, it has been identified that there are potential issues with education capacity in the area. Environmental Health have identified the potential for issues with noise pollution from the road and the site has archaeological potential but this would not preclude allocation as long as mitigation was undertaken. Whilst part of the site has planning permission, it will still be considered further within the process to explore opportunities for a wider part of the site.

It is considered that only a portion of this site would be worth further consideration for development at this time. The full site extends sharply away from the existing line of the settlement and would significantly change the pattern of the existing settlement. This could also help to address potential traffic noise issues to the south of the site.

STAGE 3 : ACHIEVABILITY

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

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

	Very Low (R) Likely residual value well below	development would likely be viable.
Achie	benchmark land value	
	vability	The Council's Desidential
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. 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. 0 to 5 years
	6 to 10 years	
	• 11 to 15 years	
	15 to 20 yearsOutside Plan Period	
	Outside Plan Period	

 $_{\rm Page}91$

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

SUMMARY

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

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

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

Pagey

Site Assessment Framework for HOUSING⁶¹

Site details		
Reference Number	NLP268	
Site Name	Land adjacent to Derwent Lower School	
Site Address	Hitchin road, Henlow.	
Settlement Henlow		
Size	Submitted Developable Area: The form does not specify the site area Submitted Whole Site Area: The form does not specify the site area Measured GIS Area: 5.59 ha	
Proposed Use	Residential	
Any other information		

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT This stage of the assessment rules out sites that are too small or conflict with national policy designation Provisional Site Capacity 1 Is the site likely to accommodate less than 10 dwellings? No Number of proposed dwellings a per proforma: Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. No Number of proposed dwellings a per proforma:
Provisional Site Capacity 1 Is the site likely to accommodate less than 10 dwellings? No Number of proposed dwellings a 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 No Number of proposed dwellings a per proforma:
1 Is the site likely to accommodate less than 10 dwellings? No Number of proposed dwellings a 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 No Number of proposed dwellings a per proforma:
Site Size Gross to net ratio standards per CBC methodology: • Up to 0.4 hectare 100% 101 dwellings • 0.4 to 2 hectares 80% 101 dwellings • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if 101 dwellings
this is smaller. Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)
 Is more than 50% of the site located in Flood Zone 2 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 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 No No part of site covered by AONI of Outstanding Natural Beauty?
Does the site continue to next stage? Yes

STAGE 1B ASSESSMENT

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

 $_{\rm Page}93$

⁶¹ 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 ⁶² .				
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 proposed development is adjacent to existing Henlow Camp East as such it is a logical extension of existing housing. There are no physical features or barriers that separate the site from the main settlement. Part of Henlow Camp is currently an RAF station, however it is likely that this base will be closed and the site redeveloped.	
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 ⁶³ .				
Critical Infrastructure					
8	Can the site meet the critical infrastructure requirements that will enable delivery ⁶⁴ ?	G	No critical infrastructure requirements were identified in the form.		
Does	Does the site continue to next stage? Yes				

STAGE 1D ASSESSMENT

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

Availability

Avail	Avanability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is unused and undeveloped agricultural land.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	Submission stated that all landowners are not intent on developing the site, however upon further investigation this was identified as a mistake.		

⁶² 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)
⁶³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

⁶³ 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.

⁶⁴ 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.

11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	The form states that there are no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No.
Does	the site continue to next stage?	Yes	
This s screet 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 sement would still have to demonstrate Exceptional Circu	of demo as suitab	nstrating Exceptional le based on the high level SHLAA
13	Is the site located within the Green Belt?	No	
14 15a	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. Does the site have all of the following merits that	N/A N/A	
15u	 may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* 	N/A	
	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 $2.^{65}$ the site continue to next stage?		Yes
Dues	The site continue to next stage?		100

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT) STAGE 2 ASSESSMENT

 $_{\rm Page}95$

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

	tion does not mean that the site will be automatically exc		this stage as the ratings across
	e 2A will be looked at as a whole using planning balance).	
	iously Developed Land		
16	Is the site Previously Developed Land in accordance	R	No part of site is PDL.
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	munity	1	
17	Neighbourhood Planning (only applicable in	No	Although Henlow is a parish which
	designated areas)		has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, there are no
40	emerging Neighbourhood Plan?	Nia	draft allocations at this stage.
18	Community Consultation	No	No consultation has taken place.
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
19	response. Sustainability of Settlement	No	Site is 100% Greenfield.
19	Would this proposal impact on the sustainability of	INU	Site is 100% Greenneid.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	А	Number of houses in 2006: 1,592
	years, what has been the level of housing growth in		Number of houses in 2016: 1,708
	the parish?		Percentage growth: 7.29%
	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	Outstanding completions: 10
	outstanding permissions (as of April 2016) were to		Number of houses in 2016: 1708
	be completed?		Percentage growth: 0.59%
	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).		
	sical Constraints		
22	Are there any physical constraints or permanent	G	No constraints identified, though
	features that affect the site's developability?		the location within an army base
	For example pylons, gas works, sewage treatment		could present a barrier.
	works, topography or wind turbines.		
	tionship to Settlement		
23	Would development of the site be complementary to	G	No issues identified.
	the existing settlement pattern, and would it have an		
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural	1	

	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) 	R	The majority of the site falls within Grade 2 Agricultural Land.

STAC	GE 2 ASSESSMENT		
This s	stage further assesses the site's suitability using comme	nts 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 		
0E.h	settlement (R)		la Llaglau
25b	Does the settlement have a Middle school (if	А	In Henlow
	applicable)?		
	 Yes, in the settlement (G) Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25c	Does the settlement have a Secondary/ Upper	A	Samuel Whitbread in Clifton
200	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
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
26	What retail provision does the settlement offer?	А	Convenience store
	 Town Centre/ Supermarket (G) 		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		505.40
27	Distance to bus stops with a frequent service (at	А	565.16m
	least hourly at peak times):		
	• Less than 400m (G)		
	• 400m-800m (A)		
	Over 800m (R) OP submission form stated that improved		
	 OR submission form stated that improved 		

 $P_{age}97$

	with the foregoing of the station is shall be seen which here		
	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)	R	
29	• Over 1200m (R) Is the site accessible from the existing road network?	G	Site has some frontage onto
Saha	al Canaaity		Hitchin Road.
30	ol Capacity Do the local schools have capacity at all tiers?	A	As with Cranfield, the cumulative
50			impact of a number of smaller developments would be a concern.
31	If not, has a commitment been made to address this?	G	Expansion of schools at all phases would be required. Submission suggests that expansions to lower schools may be an option.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	et)	any upgrades required.
33	 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
	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	On site: • Aerodrome (now agricultural)
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	Traffic Noise minor impact
	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	G	Potential for development; lower density within significant landscape setting / buffer with wider rural landscape.

 $_{\rm Page}98$

 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? 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/G Grade 1 agric land predominantly, potential impact to farmland species. Deliver enhancements though buffering and connecting boundary hedgerows 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 Minerals and Waste 40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? Planning History (For example planning applications and submissions to previous Allocations Plans) 		Populty of the Nature Improvement Area?		
What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?G Arch: Garchaeological potential. No objection to allocation. No heritage comment.38Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are 	27	Beauty or the Nature Improvement Area?	Hor	Site is considered to have low
 heritage assets and their setting? Arch: G objection to allocation. No heritage comment. 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? 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 Minerals and Waste 40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? Planning History Are the sites planning history? (For example planning applications and submissions to previous 	31	• •		
Are there any opportunities for enhancement of these assets?Gcomment.38Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?A/GGrade 1 agric land predominantly, potential impact to farmland species. Deliver enhancements though buffering and connecting boundary hedgerows39Open 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?ANo aspirations identified in parish Gl plan. Covers existing school playing field, would expect this to be retained / replaced. No loss of LS open space.40What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?GNo issuesPlanning HistoryWhat is the sites planning history? (For example planning applications and submissions to previousNone				
these assets?38Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?A/GGrade 1 agric land predominantly, potential impact to farmland species. Deliver enhancements though buffering and connecting boundary hedgerows39Open 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?ANo aspirations identified in parish GI plan. Covers existing school playing field, would expect this to be retained / replaced. No loss of LS open space.40What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?GNo issues41What is the sites planning history? (For example planning applications and submissions to previousNone			-	-
 What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? Open space/leisure and Gl assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure? Minerals and Waste What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? Planning History What is the sites planning history? (For example planning applications and submissions to previous 			G	comment.
 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? Minerals and Waste 40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? Planning History 41 What is the sites planning history? (For example planning applications and submissions to previous A No aspirations identified in parish GI plan. Covers existing school playing field, would expect this to be retained / replaced. No loss of LS open space. 	38	What would the impacts of development be on any biological, geological or ecological assets and are	A/G	potential impact to farmland species. Deliver enhancements though buffering and connecting
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?GI plan. Covers existing school playing field, would expect this to be retained / replaced. No loss of LS open space.Minerals and WasteG40What would the impacts of development be on 	30	Open space/leisure and GLassets	Δ	
leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure? playing field, would expect this to be retained / replaced. No loss of LS open space. Minerals and Waste 40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? G No issues Planning History 41 What is the sites planning history? (For example planning applications and submissions to previous None	00		~	
capacity to provide the required levels of open space and green infrastructure? be retained / replaced. No loss of LS open space. Minerals and Waste 40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? G No issues Planning History 41 What is the sites planning history? (For example planning applications and submissions to previous None				
and green infrastructure? LS open space. Minerals and Waste 40 40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? G No issues Planning History 41 What is the sites planning history? (For example planning applications and submissions to previous None				
Minerals and Waste 40 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? G No issues Planning History 41 What is the sites planning history? (For example planning applications and submissions to previous None				·
safeguarded minerals and waste sites, including mineral safeguarding sites? Image: safeguarding sites Planning History Image: safeguarding sites 41 What is the sites planning history? (For example planning applications and submissions to previous None	Mine			
mineral safeguarding sites? Planning History 41 What is the sites planning history? (For example planning applications and submissions to previous None	40	What would the impacts of development be on	G	No issues
mineral safeguarding sites? Planning History 41 What is the sites planning history? (For example planning applications and submissions to previous None				
41What is the sites planning history? (For example planning applications and submissions to previousNone				
planning applications and submissions to previous	Plan	hing History	·	
	41	What is the sites planning history? (For example		None
		planning applications and submissions to previous		
Does the site continue to next stage? Yes	Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The majority of the site falls within grade 2 agricultural land and potential issues have been raised in relation to the education capacity in the area. Environmental Health have noted that there is the potential for contamination from the aerodrome (now agricultural). There may be potential impacts on farmland species, but enhancement could be delivered through buffering and connecting boundary hedgerows. Buffering would also be required in setting any development against the wider rural landscape. This site will be considered further.

STAGE 3 : ACHIEVABILITY

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

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?		None stated. The Council's Residential

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 • 0 Outside Plan Period	 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, 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. Submission states that delivery could commence in years 5-10. O to 5 years
46	What is the indicative build out time of the site?	Submission states that site would take approximately 5-10 years to complete.
		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

 $_{\rm Page}100$

	site at a rate of 50 dwellings per
	annum there after.
Does the site pass this stage?	Yes

SUMMARY

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

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

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

Page **1**

Site Assessment Framework for HOUSING⁶⁶

Site details	
Reference Number	NLP288
Site Name	Land to the north of Clifton Road Henlow
Site Address	Land to the north of Clifton Road Henlow
Settlement	Henlow
Size	Submitted Developable Area: 5 ha
	Submitted Whole Site Area: 10 ha
	Measured GIS Area: 14.075 ha
Proposed Use	Residential
Any other	Part of site includes submission ALP471
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	E 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or confl	lict with national policy designations
	sional Site Capacity		
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: 85 dwellings Number of proposed dwellings as per CBC methodology: 90 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Natio	nally significant designations (All sites which reach S	tage 2 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

 $_{\rm Page} 102$

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

For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	A river runs along the entire eastern side of the site which separates the site from the main settlement to the east. Between the proposed development and main settlement there is land which would remain undeveloped and lie between the two. The northern part of this site would be very poorly
		related.
7 Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	R	Development of this site would narrow the countryside gap between Henlow and Clifton and would result in coalescence of the two settlements.

Page 103

⁶⁷ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages towns and cities.pdf)

Site Assessment Framework for HOUSING⁶⁸

Site details	
Reference Number	NLP292
Site Name	Land at Arlesey Road
Site Address	Arlesey Road, Henlow
Settlement	Henlow
Size	Submitted Developable Area: 8.5 ha Submitted Whole Site Area: 9.18 ha Measured GIS Area: 9.21 ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STVC	STAGE 1A ASSESSMENT					
		ll or oonf	list with notional policy designations			
This stage of the assessment rules out sites that are too small or conflict with national policy designations. Provisional Site Capacity						
		Na	Number of successful deallings			
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 %		180 dwellings			
	depending on site size of land for infrastructure and					
	services, take into account topography or significant					
	areas of undevelopable land.		Number of proposed dwellings as			
	Site Size Gross to net ratio standards		per CBC methodology:			
	 Up to 0.4 hectare 100% 					
	 0.4 to 2 hectares 80% 		153 dwellings			
	 2 hectares or above 60% 		_			
	Note: for this calculation use the submitted					
	Developable Area, or the area measured in GIS if					
	this is smaller.					
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No				
3	Is more than 50% of the site at risk from surface	No				
	water flooding?					
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally	No	No designations on site.			
	significant designations? These are: Sites of Special		, , , , , , , , , , , , , , , , , , ,			
	Scientific Interest, National Nature Reserves,					
	Scheduled Monuments, Registered Parks and					
	Gardens.					
5	Is more than 50% of the site located within the Area	No	No part of site covered by AONB.			
	of Outstanding Natural Beauty?					
Does the site continue to next stage? Yes						

STAGE 1B ASSESSMENT

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

 $P_{age}104$

⁶⁸ 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 more⁶⁹.

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

STAGE 1C ASSESSMENT This stage of the assessment rules out sites

Critical Infrastructure	This stage of the assessment fulles out sites that are not able to meet their childar initiastructure needs.					
	Critical Infrastructure					
8 Can the site meet the critical infrastructure requirements that will enable delivery ⁷¹ ? G Submission form states that will enable delivery ⁷¹ ?	nd					

at are not able to most their critical infractru

Yes

Does the site continue to next stage?

STAC	STAGE 1D ASSESSMENT				
This	This stage of the assessment rules out sites that are not available. A site is considered available for				
deve	lopment where there are no legal or ownership problems	s and the	e landowner has expressed an		
inten	tion to develop the site.				
Avai	ability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is 100% greenfield		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of a developer however landowner details are provided and intention to develop is stated.		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	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. CB/16/04150/OUT refused.		

⁶⁹ 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)
⁷⁰ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

⁷⁰ 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.

⁷¹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?

Yes

STAGE 1E ASSESSMENT					
This section records the findings of the Strategic Green Belt Review and also provides a preliminary					
	screening of sites to determine whether they may be capable of demonstrating Exceptional				
	mstances. Any site in the Green Belt that is determined				
	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the		
Plan.					
Green		r			
13	Is the site located within the Green Belt?	No			
14	If answer to question 13 is yes, then does the site lie	N/A			
	within one of the parcels which have been identified				
	in the Central Bedfordshire and Luton Green Belt				
	Study as making only a relatively weak, weak, or no				
	contribution? If yes, site progresses through to Stage				
	2.				
15a	Does the site have all of the following merits that	N/A			
	may outweigh the harm to the Green Belt and which				
	may contribute to identification of exceptional				
	circumstances?				
	 Adjoining settlement has at least 3 of the 				
	following key local services - convenience				
	shop, lower school, middle school, upper				
	school, village hall, GP surgery, post office,				
	library (use settlement audit)				
	 Site makes a strong contribution to housing 				
	need (100 plus homes) within the Luton HMA				
	• Site is in or directly adjacent to a settlement				
	that has a mainline rail station or direct				
	assess (junction) to the strategic road				
	network (A road or motorway)				
	Sites in Green Belt other than those covered by 14				
	and 15b that cannot meet these criteria, will not				
	progress any further in this assessment of				
	suitability.*				
15b	Sites which have support from the local community	N/A			
	as demonstrated through an allocation in an adopted				
	or draft Neighbourhood Plan (that has been subject				
	to Regulation 14 consultation) that do not meet the				
	criteria in question 15a will automatically progress				
	through this stage to be considered further at Stage				
	2. ⁷²				
Does	Does the site continue to next stage? Yes				
Boes the site continue to next stage:					

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance	R	No part of the site is PDL.
	with the NPPF definition?		
	• 76% - 100% (G)		

⁷² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

 $_{\rm Page}106$

	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)	1	1
Com	munity		
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Although Henlow is a parish which has been designated for a Neighbourhood Plan, there are no draft allocations at this stage.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	Form stated that no consultation has taken place.
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	No, site is 100% Greenfield.
	ulative Impact		
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).	A	Number of houses in 2006: 1,592 Number of houses in 2016: 1,708 Percentage growth: 7.29%
21	 What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). 	G	Outstanding completions: 10 Number of houses in 2016: 1708 Percentage growth: 0.59%
	ical Constraints		
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	None identified.
	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 identified.
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)	A	The site lies 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.

0740				
	E 2 ASSESSMENT	into from	to obvioul openialists. A red rating for	
This stage further assesses the site's suitability using comments from technical specialists. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across				
	2B will be looked at as a whole using planning balance		a at this stage as the ratings across	
	port and Access to Services	•		
25	Facilities and services			
23	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the	
	Council's Settlement Hierarchy Audit.			
	···· , ··· ,			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Yes	
	 Yes, in the settlement (G) 			
	• Yes, proposed as part of the development (G)			
	 No, but an adjoining settlement does (A) 			
	Not in the settlement or an adjoining			
051	settlement (R)	<u> </u>		
25b	Does the settlement have a Middle school (if	G	Yes	
	applicable)?Yes, in the settlement (G)			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	 Other catchment school available (A) 			
25c	Does the settlement have a Secondary/ Upper	А	Samuel Whitbread in Clifton	
	school?			
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	 No, but an adjoining settlement does (A) 			
	Other catchment school available (A)			
25d	Does the settlement have a GPs surgery or medical	А	In an adjoining settlement (Lower	
	centre?		Stondon)	
	• 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?	А	Convenience store	
	Town Centre/ Supermarket (G)			
	Convenience Store / Post Office / Newsagent			
	(A)			
	None (R)			
27	Distance to bus stops with a frequent service (at	А	594.27m	
	least hourly at peak times):			
	 Less than 400m (G) 400m (A) 			
	• 400m-800m (A)			
	 Over 800m (R) OR submission form stated that improved 			
	 OR submission form stated that improved public transport facilities could be provided as 			
	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)			

 $_{\rm Page} 108$

00		•	
29	Is the site accessible from the existing road network?	A	Site fronts on to A507 but there
			may be issues achieving a safe
0.1			access here.
	ol Capacity	1.	
30	Do the local schools have capacity at all tiers?	A	As with Cranfield, the cumulative
			impact of a number of smaller
			developments would be a concern.
31	If not, has a commitment been made to address	А	Expansion of schools at all phases
	this?		would be required. Submission
			suggests some contributions could
			be made to upper/middle schools.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
D	and the diverties and is state to be seen that Te	- 1)	any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
33	What is the conclusion of the sequential approach to	А	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	onmental Health		
34	Contamination	G	No significant features on site
	Are there any contamination constraints on site and		
	Will there be any remediation required?		
35	will there be any remediation required? Adjoining uses	А	A507 noise – quarry operations
35	Adjoining uses	A	A507 noise – quarry operations
35	Adjoining uses Would any adjoining uses have the potential to	A	A507 noise – quarry operations
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;	A	A507 noise – quarry operations
	Adjoining uses Would any adjoining uses have the potential to	A	A507 noise – quarry operations
Envir	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints		
	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character	A R	Development of site not_acceptable
Envir	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the		Development of site not_acceptable in landscape terms.
Envir	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any		Development of site not_acceptable in landscape terms. Vital countryside buffer effectively
Envir	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints 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		Development of site not_acceptable in landscape terms. Vital countryside buffer effectively containing existing settlement
Envir	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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		Development of site not_acceptable in landscape terms. Vital countryside buffer effectively
Envir 36	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development of site not_acceptable in landscape terms. Vital countryside buffer effectively containing existing settlement edge.
Envir	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology	R Her: A	Development of site not_acceptable in landscape terms. Vital countryside buffer effectively containing existing settlement edge. Site is considered to have low
Envir 36	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any	R Her: A Arch:	Development of site not_acceptable in landscape terms. Vital countryside buffer effectively containing existing settlement edge. Site is considered to have low archaeological potential. No
Envir 36	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology	R Her: A	Development of site not_acceptable in landscape terms. Vital countryside buffer effectively containing existing settlement edge. Site is considered to have low

	these assets?		possible impact on setting to Henlow Grange (GII*)		
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	Open grazing land, close to Henlow Grange parkland, foraging for many species. Habitat of PI		
39	Open space/leisure and Gl assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Long standing permissive path across the site exists (shown on OS map). Site also identified as informal open space in parish GI plan, with the aspiration to formalise the informal access and permissive path. Not identified as part of the GI network at Mid Beds plan scale. 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?	R	MSA and next to a permitted sand and gravel extraction site.		
Plan	Planning History				
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Planning application on site refused CB/16/04150/OUT.		
Does	the site continue to next stage?		No		

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

A potential education capacity issue has been identified in this area and an Ordinary Watercourse has been identified on this site so further modelling would be required to confirm the risk. Environmental Health have also noted the potential noise issues from the A507 and the quarry operations.

This site is not appropriate for residential development. In landscape terms it provides a vital countryside buffer which effectively contains the existing settlement edge. Development could also significantly impact on the setting of Henlow Grange (GII*). The site is open grazing land and is close to parkland and provides foraging for many species. There is a long standing permissive path across the site and it is identified as informal open space in the Parish GI Plan with the aspiration to formalise the access and permissive path. The site is also within a MSA and next to a permitted sand and gravel extraction site. The site will not be considered further as part of this process.

Site Assessment Framework for HOUSING⁷³

Site details	
Reference Number	NLP311
Site Name	Land off Middlefield Lane and Hitchin Road
Site Address	Middlefield Lane
Settlement	Henlow
Size	Submitted Developable Area: 0.49ha
	Submitted Whole Site Area: 0.49ha
	Measured GIS Area: 0.58 ha
Proposed Use	Residential
Any other	Same as ALP028
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	Provisional Site Capacity				
1	Is the site likely to accommodate less than 10 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: 9 dwellings Number of proposed dwellings as per CBC methodology: 12 dwellings		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No			
3	Is more than 50% of the site at risk from surface water flooding?	No			
	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			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No			
Does	the site continue to next stage?		Yes		

STAGE 1B ASSESSMENT

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

Page L

⁷³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

provid	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 ⁷⁴ .				
	ionship to Settlement	T			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site lies between Henlow and Henlow Camp, and is separated from Henlow by the A507. The site is isolated from existing settlements, and surrounded by farmland.		
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?		No		

Page 112

⁷⁴ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led garden villages towns and cities.pdf)

Site Assessment Framework for HOUSING⁷⁵

Site details	
Reference Number	NLP337
Site Name	Land off Stockbridge Road and High Street
Site Address	Land off Stockbridge Road and High Street
Settlement	Henlow
Size	Submitted Developable Area: 2.1ha
	Submitted Whole Site Area: 3.4ha
	Measured GIS Area: 3.4ha
Proposed Use	Residential
Any other	
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	E 1A ASSESSMENT		
	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: 50 dwellings Number of proposed dwellings as per CBC methodology: 38 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	
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

 \mathbf{c} Page L

⁷⁵ 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 more⁷⁶.

Relati	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is located to the west of Henlow, and is directly adjacent to the 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.	R	The site falls within the countryside gap between Henlow and Clifton and would result in coalescence between the two settlements.		
Does	the site continue to next stage?	•	No		

Page114

⁷⁶ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

Site Assessment Framework for HOUSING⁷⁷

Site details	
Reference Number	NLP343
Site Name	Welch's Transport Yard, High Street
Site Address	Welch's Transport Yard, High Street
Settlement	Henlow
Size	Submitted Developable Area: 0.9ha
	Submitted Whole Site Area: 0.9 ha
	Measured GIS Area: 0.9 ha
Proposed Use	Residential
Any other	
information	

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

CT A C					
	STAGE 1A ASSESSMENT This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
		I OF CONI	ict 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: 30 dwellings Number of proposed dwellings as per CBC methodology: 22 dwellings		
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	Yes			
3	Is more than 50% of the site at risk from surface water flooding?	Yes			
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			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No			
Does	the site continue to next stage?		No		

Page 1

⁷⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING⁷⁸

.....

Site details	
Reference Number	NLP469
Site Name	RAF Henlow
Site Address	RAF Henlow
Settlement	Henlow
Size	Submitted Developable Area: 220ha
	Submitted Whole Site Area: 220 ha
	Measured GIS Area: 220 ha
Proposed Use	Mixed use: Residential and Business Use
Any other	
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	Provisional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 1800 dwellings Number of proposed dwellings as per CBC methodology: 700 dwellings Consisting of 220 additional dwellings within the RAF base on land within the control of the site promoters and 480 dwellings within the Airfield on land to the west and south of the Listed Hangers. Excluding land from within the Safeguarding Area of the MBDA site and land to the north of the site which is considered to isolated for residential development that is not of a scale that would be self contained.		
	Risk (All sites which reach Stage 2 will be subject to the				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Less than 50% of site is located within Flood Zone 2 and 3.		
3	Is more than 50% of the site at risk from surface water flooding?	No	Less than 50% of the site is at risk from surface water flooding.		
Natio	Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special	No	The site is not covered by nationally significant designations.		

⁷⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area	No	No part of site covered by AONB.
	of Outstanding Natural Beauty?		
Does	the site continue to next stage?		Yes

STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing 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 more⁷⁹. **Relationship to Settlement** 6 For sites that are not of a sufficient scale to be self-A It is considered that development contained, is the site a logical extension to the within Henlow Camp and land to the south and west of the Listed settlement or are there any major physical constraints(for example A roads, rivers or railways) Hangers would be well related to that separate it from the main settlement? Lower Stondon. Land to the north of the site adjoining the A507 but beyond the MBDA safeguarding area would appear isolated from settlements and development in this area would not be of a scale that would selfcontained. Therefore a portion of development within the site would be acceptable. G 7 Does the site cause coalescence between an No coalescence issues. existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. Does the site continue to next stage? Yes

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁸⁰.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure requirements that will enable delivery⁸¹?
 G
 No critical infrastructure requirements were identified in the form.

 Does the site continue to next stage?
 Yes

⁷⁹ 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)

⁸⁰ 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.

⁸¹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

STAGE 1D ASSESSMENT					
	This stage of the assessment rules out sites that are not available. A site is considered available for				
	opment where there are no legal or ownership problems	and the	landowner has expressed an		
	ion to develop the site.				
-	ability	i			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The existing use of the site is a military base and airfield.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	The site is largely within the sole control of the site promoter however portions of the site are not and as such those areas are not considered to be available for development, at this date.		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	If is considered that the ownership of the building within the airbase will need to be resolved but it is considered that this could 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	Greenbelt		
13	Is the site located within the Green Belt?	No	
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	 Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? 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 	N/A	

13

Page1

	progress any further in this assessment of suitability.*		
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. ⁸²	N/A	
Does	the site continue to next stage?		Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance. **Previously Developed Land** 16 Is the site Previously Developed Land in accordance G Large portions of the site is with the NPPF definition? considered to form previously 76% - 100% (G) developed land. 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 17 Neighbourhood Planning (only applicable in No Although Henlow is a parish which designated areas) has been designated for a Is the site identified as a housing allocation in an Neighbourhood Plan, there are no emerging Neighbourhood Plan? draft allocations at this stage. **Community Consultation** 18 No No consultation has taken place. Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. 19 Sustainability of Settlement Yes Development of the site would Would this proposal impact on the sustainability of result in the loss of local the settlement through the loss of services and employment. Development of this facilities (for example, employment, retail, public site would be required to provide house etc) opportunities for local employment. **Cumulative Impact** 20 Considering housing completions over the past 10 А Number of houses in 2006: 1,592 years, what has been the level of housing growth in Number of houses in 2016: 1,708 the parish? Percentage growth: 7.29% • 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 Outstanding completions: 10 outstanding permissions (as of April 2016) were to Number of houses in 2016: 1708 be completed? Percentage growth: 0.59% Less than 5% growth (G) 5% to 20% growth (A)

⁸² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Phys	• 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 features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	The MBDA which neighbours the site stores hazardous substances which would significantly affect developability of a large area of the site. In addition development would be required to ensure that it would not result in the total number of vehicular movements upon Bedford Road to equal or exceed 10,000 movements in 24 hours, to ensure development would not negatively affect the ability of the MBDA to continue activities.
Relat	ionship to Settlement		
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	Development within the RAF Base to the south of Hitchin Road would not provide significant opportunities for interconnectivity between Lower Stondon and the development.
Agric	cultural Land Quality		
24	 Would the development impact on high quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	G	50% or more in non-agricultural land.

STAGE 2 ASSESSMENT					
This s	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		ed at this stage as the ratings across		
	e 2B will be looked at as a whole using planning balance				
1	sport and Access to Services				
25	Facilities and services				
	Question 26 considers the suitability and sustainability	of the s	ite for housing. It links to the		
	Council's Settlement Hierarchy Audit.				
	Issues relating to capacity are assessed separately	- <u> </u>		4	
25a	Does the settlement have a Primary/Lower school?	G	Stondon Lower School.		
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	Not in the settlement or an adjoining				
	settlement (R)	<u> </u>		_	
25b	Does the settlement have a Middle school (if	A	Robert Bloomfield Academy,		
	applicable)?		Shefford	0	
	• Yes, in the settlement (G)			20	
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 			age	
	Other catchment school available (A)			Pa	

25c	Does the settlement have a Secondary/ Upper	А	Samuel Whitbread Academy,
	school?		Shefford
	 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	The Hawthorn Surgery, Lower
	centre?		Stondon.
	 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?	А	Convenience store
_	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	• None (R)		
27	Distance to bus stops with a frequent service (at	А	Service 89 Hitchin.
	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		
28	part of the development (G)	R	Over 1200m to Arlosov station
20	Distance to nearest train station:	ĸ	Over 1200m to Arlesey station.
	• Less than 800m (G)		Opportunity to provide cycle link to
	• 800m-1200m (A)		Arlesey Train Station.
	• Over 1200m (R)	0	
29	Is the site accessible from the existing road network?	G	Bedford Road, Hitchin Road and
Salar	al Canacity		A507.
	ol Capacity	٨	Standan lower is an a constrained
30	Do the local schools have capacity at all tiers?	A	Stondon lower is on a constrained
			site and already feeling pressure
			from development in catchment.
			Derwent lower may be able to
			accommodate some expansion.
			Middle and upper achest stasses are
			Middle and upper school places are
24	If not have a commitment have mode to address	٨	very tight in this area.
31	If not, has a commitment been made to address	А	Commitment to expand existing
	this?		primary schools and provision of
			new primary school if necessary.
			No commitment made to contribute
	The second secon		towards the expansion of existing or on site provision of middle,
			upper, secondary or higher
			education facilities. Provision of
			schools or financial contributions
			for the expansion of existing
			schools, will be required as
			necessary to make development
			acceptable, the detail of which is
1	1		subject to the scale of the

			development proposed on the site.
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?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	any upgrades required.
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 		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?	A	Potential Land Contamination within the site including former railway lines, storage of hazardous substances, imported materials for landscaping of golf coarse and other sources associated with historic use of the land. Contamination will need to be dealt with appropriately.
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Noise – the relationship between existing and proposed, the impact on highway noise etc will need assessment. Potential sources of Air Pollution including sewage works / industrial uses neighbouring the site. Impacts from proposed development on neighbouring uses within the site and neighbouring the site would also need to be assessed.
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?	G	Landscape Officer has issued the following comment: Need to ensure any future development is set within significant landscape framework to contain growth.

			Need to integrate any development within a quality scale landscape setting to contain and separate spatially from growth east of Arlesey, any future growth at Stotfold and Lower Stondon to avoid the image of coalescence. Need to enhance landscape character and habitat values in around the site and linked to green infrastructure, SUDs, sustainable landscape design. Potential to include significant woodland planting to provide quality setting and to mitigate image and effects of development e.g. increasing canopy cover to screen, shade and contribute to surface water management; habitat creation including wet woodland planting linked to SuDS; treed highway avenues and parkland trees to onbance POS
			enhance POS.
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?	A	The Council's Archaeologist has issued the following comment: The facility lies within a multi-period archaeological landscape and while the military structures will have undoubtedly truncated earlier remains in some places, there are other areas where archaeological deposits could conceivably survive fairly intact (for example the air field). That being the case we would expect a programme of non- intrusive survey, followed by targeted trial trenching (as appropriate) to form part of any planning submission (this would be in line with para 128 of the NPPF). This would then lead to an appropriate mitigation strategy being devised (in line with para 141 of the NPPF) if consent was granted. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability and CBC should note the duties of LPAs towards the historic environment when creating Local Plans (see para 126 of the NPPF) when considering this site.

The Council's Conservation Officer has issued the following comment:

There are 6 separately listed (all Grade II) buildings. RAF Henlow was established in 1917 as the Eastern Command Repair Depot, with link to Midland Railway.

Buildings 186, 187, 188 & 189 form an in-line group. Built 1918 by the War Office Directorate of Fortifications & Works. Brick & steel walls with 'Belfast' softwood roof trusses. Listed 1 December 2005.

Building 190 continues the group eastwards of the 4 hangers located to the west. Built 1918 by WODFW. Brick & steel walls with Dorman Long steel trusses. Listed 1 December 2005.

Building 370 with 330 was built 1933 by the Air Ministry Directorate of Works & Buildings. Design influenced by the Royal Fine Arts Commission on military architecture. Red brick, Portland stone, slate roofs. Listed 1 December 2005.

The innovative hanger and wide span shed buildings are of particular special historic interest and importance in their role in sustaining the 1914-18 war effort recognised as a part of the national review of 20th century wartime buildings.

Finding appropriate uses for these large buildings will certainly be a challenge. Also how to integrate them, in a suitably sympathetic and dignified way, within the context of a new large scale housing development, will require careful handling of the buildings themselves as a group and their setting and a certain separation space from surroundings to work successfully.

There are non-designated heritage

	assets on site which form an integral part of the site's history and context and these include the
	airfield itself, buildings, and a number of pillboxes on the perimeter.
	Where similar re-development of former MOD sites has taken place a programme of recording of all structures in their original condition has taken place prior to or just after the closure of the facilities. In some cases this has been undertaken by the Research Department at Historic England (see RAF Stanbridge). These records have then formed a vital part of the re- development proposals; it is therefore recommended that a similar approach is adopted for RAF Henlow and this approach would be in line with the requirements of para 128 of the NPPF. I would also expect consultation with Historic England to have taken place prior to a planning submission and any application would need to be compliant with paras 132-135 of
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?	the NPPF.ANorthern area of the site forms an extensive area of semi-natural habitat with associated interest for Species of Principal Importance. Depending on level of development within that area it may be hard to demonstrate net gains for biodiversity.
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? Minerals and Waste	G/AScope for net GI enhancement, no specific aspirations identified in parish GI plans.No loss of Leisure Strategy sites. Near to Derwent Lower School, BMX track off Station Road (Stondon), Oldfield Farm Play Area and Amenity Space. Further afield: Samuel Whitbread Academy, Henlow Academy, Ransford Academy, All Saints Lower School.The development would require stand alone recreational open space and sporting facilities.

40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example		None relevant.
	planning applications and submissions to previous		
	Allocations Plans)		
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

This site consists of the Military Airfield and Base known as RAF Henlow, neighbouring Lower Stondon. The village of Lower Stondon lies to the south and west of the site and the village of Haynes lies to the north, separated from the site by the A507.

RAF Henlow is a Military facility which is considered to be of national importance in terms of military aviation heritage due to its use during both of the World Wars, the inter-war years and post-war. The site has been announced for disposal by the Ministry of Defense as part of the Better Defense Estate Strategy. The Growth Location falls within the Landscape Character Area known as the Upper Ivel Clay Valley which is an open arable landscape with more intimate, enclosed pastures along the immediate river corridors. The site is considered to largely form previously developed land, whereby the NPPF promotes the reuse of such land.

Development within the site has the potential to affect the setting of a number of heritage asstes including:

- 190 Hitchin Road, Henlow, Grade II Listed Building;
- Old Ramerick Manor, Grade II* Listed Building;
- Building 370 with 330 (Officer's Mess), RAF Henlow, Grade II Listed Building;
- Buildings 186,187, 188 and 189 (Aircraft Hangers), RAF Henlow, Grade II Listed Buildings; and
- Building 190 (Coupled General Service Shed), RAF Henlow, Grade II Listed Building.

In addition to the above it is considered that RAF Henlow is and contains non designated heritage assets due to the part it played in the World Wars and interwar years.

However it is considered that subject to the retention and appropriate re-use of heritage assets within the site as well as appropriate master planning that the impact of development upon heritage assets could be outweighed by the benefits of development at this site, in the context of paragraphs 132-134 of the NPPF.

The site also has the potential to contain multi-period archaeological remains which would not form an overriding constraint to development but will require investigation, recording and where necessary preservation in situ.

Any harm to designated or non designated heritage assets will need to be considered in accordance with national and local policy.

This site is located in close proximity to Hazardous Substances at the MBDA site which have the potential to cause major accidents. The presence of this Hazardous Substances would affect the developable area within this site and the scale of development in the context of additional vehicular movements on Bedford Road. Regard is to be had to the objectives of preventing major accidents and limiting the consequences of such accidents by pursuing those objectives through the controls described in Article 12 of the Council Directive 96/82/EC as well as the need in the long term, to maintain appropriate distances between such establishments and residential areas, buildings and areas of public use, major transport routs as far as possible, recreational areas and areas of particular natural sensitivity or interest.

Due to the above constraints, it is considered that the location and scale of development within this site is heavily constrained, whereby the scale of development will need to be carefully considered to ensure that the total movements on Bedford Road would not exceed 10,000 movements per 24 hours. If movements would exceed 10,000 per 24 hours then this would affect the activities of an existing business use, contrary to the NPPF. Traffic movements from residential development cannot be controlled by Planning Conditions unlike commercial deliveries and vehicular movements associated with commercial uses, which may be considered a more appropriate use for this site.

For the reasons outlined above it is considered that a portion of the site could only be considered appropriate for residential development, limiting built development area to the south and west of the listed hangers and general service shed and to the areas available for development within the RAF Base to the south of Hitchin Road. Any development to the north of the Airfield, beyond the exclusion zones associated with the MBDA site would be isolated and would be less than 1500 homes, whereby it is not considered that development of that scale would be self-contained. This area of land could be considered for Commercial uses.

Development within this location would benefit from connections towards Hitchin, the A507 and the A1 beyond, as well as relatively close proximity to Arlesey Train Station.

The A507 and the A1 are currently subject to a significant volume of traffic and are close to capacity at peak times. Development within this area could increase traffic on the A507 and the A1 as well as the existing road network, including routes towards Hitchin. A comprehensive scheme for highway improvements will be required to demonstrate that such impacts would be mitigated.

Development in this site would be required to provide public transport infrastructure within the development and provision of an efficient public transport route through the site that links to Arlesey Railway Station and Hitchin serving both the new settlement and improvements to the service to existing neighbouring settlements.

Development in this site would be required to improve connections (serving both the development and existing settlements) including cycleway connections and footpaths (Rights of Way), connecting to Arlesey Train Station.

This site is located near to the following sources of pollution:

- vehicular noise on adjoining roads;
- sewage works; and
- neighbouring uses.

There is potential for land contamination within the site due to historic uses within the landscape.

Potential future development within this site will require appropriate mitigation in accordance with national and local planning policy.

In the context of biodiversity, the northern area of the site forms an extensive area of semi-natural habitat with associated interest for species of importance. Development would be required to protect endangered species, provide a net gain for biodiversity.

Any future development within this site must be in conformity with national and local policy.

Development of this Growth Location provides an opportunity to provide Blue/Green Infrastructure to benefit future occupiers and existing communities.

For the reasons outlined above it is considered that this site is worthy of further assessment for development.

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	itv		
Viabil 43	 ity 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	In the context of the site delivering a total of 700 homes; 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 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.
	<u> </u>		For the reasons outlined above it is

		considered that this scale of development within this value area may be viable. Development within this site has specific constraints and infrastructure requirements and as such further viability information will	
Ashis		be required.	
Achievability 44 Are there any market factors which would affect The Council's Residential			
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. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.	
45	When can the scheme realistically commence	0-5 years.	
	delivery?0 to 5 years (deliverable)		
	 6 to 10 years 		
	 11 to 15 years 		
	• 15 to 20 years		
	Outside Plan Period		
46	What is the indicative build out time of the site?	The Case Study Sites outlined	

	within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission 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.
Does the site pass this stage?	Yes

SUMMARY

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

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

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

Central Bedfordshire

A great place to live and work