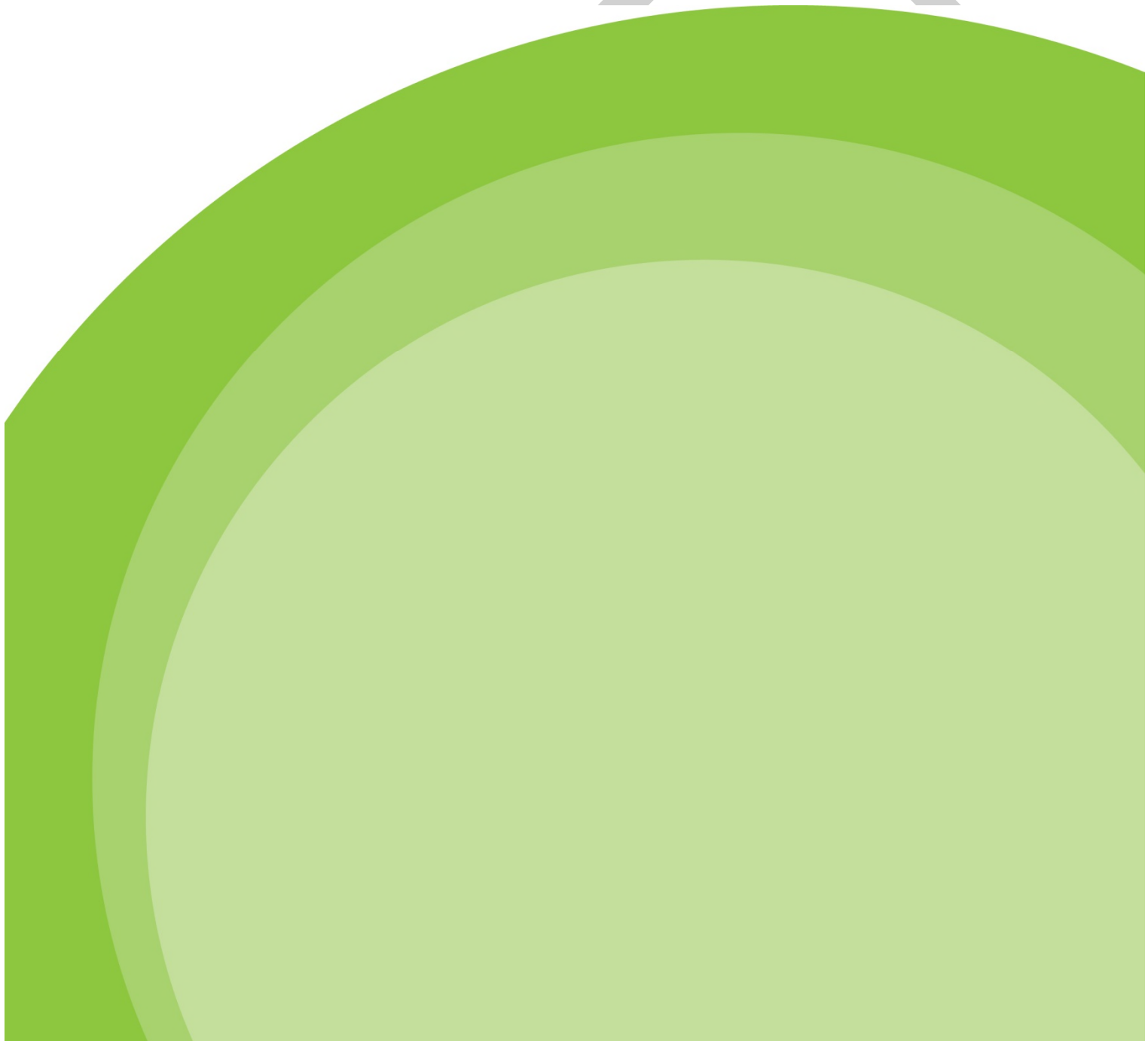


Site Assessment Forms

Houghton Regis



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Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP144
Site Name	North West Dunstable
Site Address	North West Dunstable
Settlement	Houghton Regis (Dunstable)
Size	Submitted Developable Area: 15.9ha Submitted Whole Site Area: 44.1ha Measured GIS Area: 44.02ha
Proposed Use	Residential and potentially include commercial
Any other information	Site is on the same land as NLP 306

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 490
			Number of proposed dwellings as per CBC methodology: 286

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Site has a scheduled monument within the site however this does not cover more than 50% of the site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an Area of Outstanding Natural Beauty
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is situated to the north west of Dunstable and the site's southern border is immediately adjacent to a residential part of Dunstable. The northern boundary of the site is separated from Dunstable by a railway line. Potentially represent a logical extension.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ ?	G	N/A
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	Arable Farmland
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All land owners have expressed an intention to develop the site.
11	Are there any legal or ownership problems that could delay or prevent development?	G	No issues.

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/Locally-led_garden_villages_towns_and_cities.pdf)

³ 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.

	If Yes, then can these be issues be realistically overcome?		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	Site does not already have planning permission.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they 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 be considered for allocation in the Plan.

Greenbelt

13	Is the site located within the Green Belt?	Yes	100% within the greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	
15a	<p>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?</p> <ul style="list-style-type: none"> • 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 access (junction) to the strategic road network (A road or motorway) <p>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.*</p>	Yes	<ul style="list-style-type: none"> • Contains a lower school, community facilities, medical centre and a library • Does make a strong contribution • Has access to the A5
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁵	No	Site is not supported by a neighbourhood plan
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

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

Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land

16	<p>Is the site Previously Developed Land in accordance with the NPPF definition?</p> <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	100% Greenfield, therefore is not PDL, with a scheduled monument
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Community

17	<p>Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p>	No	Not allocated for a neighbourhood plan
18	<p>Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.</p>	N/A	This question was not asked in 2014 CFS
19	<p>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)</p>	Yes	Would not result in the loss of services but will have a negative impact on the historic value or the area.

Cumulative Impact

20	<p>Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>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).</i></p>	G	<p>No. houses 2006: 6,851 No. Houses 2016: 7,192 % Growth: 4.98%</p>
21	<p>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>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).</i></p>	R	<p>No. Houses 2016: 7,192 Outstanding Permissions: 6292 % Growth: 87.49%</p>

Physical Constraints

22	<p>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.</p>	R	There is a scheduled monument within the site 'Maiden Bower Hillfort' but no other constraints.
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Relationship to Settlement

23	<p>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?</p>	R	The site will have an impact on the historic setting of the area considering the presence of the hillfort. It is also not very complimentary to the settlement pattern.
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Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	G	100% non-agricultural

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • 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) 	G	Has two lower schools within the settlement
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • 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	Does not have a middle school but adjoining settlement of Dunstable does
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • 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	Does not have a secondary/upper school but adjoining Luton and Dunstable does
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • 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) 	G	There is a medical centre within the settlement
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	G	Does have a town centre and supermarket
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as 	A	Site is 458 metres away from the nearest bus stop

	part of the development (G)		
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Site is over 1,200 metres away from the nearest train station
29	Is the site accessible from the existing road network?	R	Site is not directly accessible from the road network
School Capacity			
30	Do the local schools have capacity at all tiers?	R/A/G	Awaiting Comments
31	If not, has a commitment been made to address this?	R/A/G	Awaiting Comments
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	A	Provisionally no Level 2 assessment required, check OS mapping for minor watercourses
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Disused workings to the west of the site.
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Industrial uses to the north of the site
Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	highly sensitive historic landscape forming setting to AONB. Development cannot be mitigated adequately or in keeping with open character of landscape and maintain openness of / historic landscape setting to Maiden Bower.

			Any development would result in encroachment of built form across escarpment resulting in significant detrimental impact on character of local and wider landscapes.
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 - R H - R	Archaeology: Site contains the most important Scheduled Monument in Central Bedfordshire. Heritage – Site contains important Scheduled Monument
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	Borders CWS to north, opportunity for chalk grassland creation. Potential impact to farmland species including rare arable weeds.
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 identifies aspiration to create chalk grassland to buffer Maiden Bower and link with the Sewell Greenway and Totternhoe / Sewell Quarries.
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)		CB/09/06431/OUT – Erection of 650 dwellings/facilities/open space – refused
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Comments from consultees indicate that development of this site would cause substantial harm to the significance of the scheduled monument known as Maiden Bower Hillfort that is of the highest significance and would be negatively impacted upon by any development, it is not considered that development within this site would be clearly and convincingly justified and would deliver substantial benefits to outweigh that harm. Furthermore, the open setting of the area that provides onset onto the AONB and historical uniqueness of site would be lost through development of the site as a whole or in part. As such it is considered that the site is not worthy of further consideration.

Site Assessment Framework for HOUSING⁶

Site details	
Reference Number	ALP164
Site Name	Land at French's Avenue, Dunstable
Site Address	Land at French's Avenue, Dunstable
Settlement	Houghton Regis
Size	Submitted Developable Area: 3.5ha Submitted Whole Site Area: 4.4ha Measured GIS Area: 4.26ha
Proposed Use	Residential
Any other information	Site already had a planning application relating to the site for residential development however this was refused (CB/09/06431/OUT). Same site as ALP144

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 125 Number of proposed dwellings as per CBC methodology: 63
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No Nationally Significant Designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁷.

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 lies to the west of Houghton Regis on the edge of the settlement. On its own the site is not a logical extension as the surrounding land uses are not residential therefore making the site not very well related to other residential areas. However if the adjacent submission of NLP306 was approved then it would compliment ALP164, allowing it to be taken forward.
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	Would not cause coalescence
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁹ ?	G	N/A
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	Arable farmland
10	Is the land controlled by a developer or land owner	G	Intent on developing the site

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)

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

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

	who has expressed an intention to develop the site?		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No issues
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	A	Site already had planning application in 2009, this was refused. CB/09/06431/OUT
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	Yes	100% within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • 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 access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	<ul style="list-style-type: none"> • Houghton Regis has more than three of these services • Does not make a strong contribution to HMA proposes 63 • Is situated close to the A5
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁰	No	Site is not supported by a Neighbourhood Plan
Does the site continue to next stage?			No

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

Site Assessment Framework for HOUSING¹¹

Site details	
Reference Number	ALP253
Site Name	The Stables, Bedford Road, Bidwell
Site Address	Driveside Cottage, Bidwell
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 1.84ha Submitted Whole Site Area: 1.84ha Measured GIS Area: 1.98
Proposed Use	Residential
Any other information	This site is part of the 'Bidwell Vision' and also submitted within ALP260 and shall be assessed as part of that submission and not separately. Similar site to NLP345.

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

Site Assessment Framework for HOUSING¹²

Site details	
Reference Number	ALP254
Site Name	'The Gate', Bedford Road, Bidwell
Site Address	Midway Cottage, Bidwell
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 3.73ha Submitted Whole Site Area: 3.73ha Measured GIS Area: 3.75ha
Proposed Use	Residential
Any other information	This site is included within the 'Bidwell Vision' submission of ALP260 and shall be assessed under that submission rather than individually. Similar site to ALP481

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

Site Assessment Framework for HOUSING¹³

Site details	
Reference Number	ALP255
Site Name	'The Orchard'
Site Address	The orchard, Bedford Road, Bidwell, LU5 6JP
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 0.85ha Submitted Whole Site Area: 0.85ha Measured GIS Area: 0.85ha
Proposed Use	Residential
Any other information	This site is part of the 'Bidwell Vision', ALP260 and shall be assessed under this submission rather than individually. Same site as NLP40

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

Site Assessment Framework for HOUSING¹⁴

Site details	
Reference Number	ALP256
Site Name	The Field, Bedford Road, Bidwell
Site Address	The Field, Bedford Road, Bidwell
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 1.52ha Submitted Whole Site Area: 1.52ha Measured GIS Area: 1.52ha
Proposed Use	Residential
Any other information	This site is part of the 'Bidwell Vision', ALP260 and will be assessed under ALP260 submission rather than individually, similar site as NLP346

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

Site Assessment Framework for HOUSING¹⁵

Site details	
Reference Number	ALP257
Site Name	The Turn, Bedford Road, Bidwell
Site Address	The Turn, Bedford Road, Bidwell
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 1.54ha Submitted Whole Site Area: 1.54ha Measured GIS Area: 1.54ha
Proposed Use	Residential
Any other information	The site is part of the 'Bidwell Vision', ALP260 and will be assessed under ALP260 rather than individually.

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	ALP259
Site Name	Land at North of Bedford Road, Bidwell
Site Address	Land off Bedford Road, Bidwell, Houghton Regis, Beds, LU5 6JP
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 4.63ha Submitted Whole Site Area: 4.63ha Measured GIS Area: 4.63ha
Proposed Use	Residential
Any other information	Site is part of the Bidwell Vision, ALP260 and will be assessed under ALP260 and not individually. Similar to NLP132

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	ALP260
Site Name	Land at Bidwell and Parcels Comprising the Bidwell Vision
Site Address	Same as individual submissions
Settlement	Houghton Regis
Size	Submitted Developable Area: 10.3ha Submitted Whole Site Area: 16.87ha Measured GIS Area: 15.13ha
Proposed Use	Residential
Any other information	<p>This site is split into segments around Bidwell, From Northernmost to Southernmost segment:</p> <p>Site is the same as NLP 132 Site is the same as ALP259 Site is the same as ALP253 Site is the same as NLP345 Site is the same as ALP481 Site is the same as NLP334 Site is the same as ALP 257 Site is the same as NLP346 Site is the same as NLP 135 Site is the same as ALP 254 Site is the same as ALP 256 Site is the same as ALP 432 Site is the same as NLP024</p> <p>Each site is part of the 'Bidwell Vision' and has been submitted within this. Site was previously submitted in 2014. However some of these sites were also submitted by the land owner and again by the developer</p>

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	<p>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</p> <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <p><i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i></p>	Yes	Number of proposed dwellings as per proforma:
			499
			Number of proposed dwellings as per CBC methodology:
			272

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

¹⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site is not within 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 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.

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 sites are fragmented and gradually move north away from the settlement of Bidwell. Those sites that are indicated within Bidwell likely extend outside of the settlement envelope. The northernmost sites are isolated from any settlement and would not represent logical extensions to Bidwell. However they would represent logical extensions to the ongoing Houghton Regis extensions.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

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

Critical Infrastructure

8	Can the site meet the critical infrastructure	G	N/A
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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.

	requirements that will enable delivery²⁰?		
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?	A	The land identified in the Bidwell vision predominantly either exists residential or provides private amenity.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	Does not already have planning permission. However some pieces of the submitted site are allocated as green space as part of the wider Houghton Regis North Development Brief.
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 be considered for allocation in the Plan.			
Greenbelt			
13	Is the site located within the Green Belt?	Yes	As the site is within the Houghton Regis North allocation the area will be taken out of the greenbelt in respect to the permitted urban extension which includes ALP260
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	permitted urban extension which includes ALP260
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? <ul style="list-style-type: none"> • 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 	Yes	<ul style="list-style-type: none"> • Houghton Regis has all of these services • Does make a strong contribution • Is directly adjacent to Houghton Regis that has access to the A5

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.

	<p>need (100 plus homes) within the Luton HMA</p> <ul style="list-style-type: none"> Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>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.*</p>		
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	Yes	Site is not supported by a Neighbourhood Plan
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	<p>Is the site Previously Developed Land in accordance with the NPPF definition?</p> <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The majority of the sites are within greenfield however there are a number of ancillary buildings for equestrian purposes.
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Community

17	<p>Neighbourhood Planning (only applicable in designated areas)</p> <p>Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p>	No	Houghton Regis is not allocated for a neighbourhood plan
18	<p>Community Consultation</p> <p>Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.</p>	No	This question was not asked in the 2014 CFS
19	<p>Sustainability of Settlement</p> <p>Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)</p>	No	Would not result in the loss of services, impact on sustainability is low in respect to much larger Houghton Regis extension.

Cumulative Impact

20	<p>Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?</p> <ul style="list-style-type: none"> Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) <p><i>This is calculated by working out the total number of completions over the last ten years as a percentage</i></p>	G	<p>No. Houses 2006: 6,851</p> <p>No. Houses 2016: 7,192</p> <p>% Growth: 4.98%</p>
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²¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<i>of the dwellings in April 2006 (as calculated using census and completions data).</i>		
21	<p>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>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).</i></p>	R	No. Houses 2016: 7,192 Outstanding Permissions: 6292 % Growth: 87.49%
Physical Constraints			
22	<p>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.</p>	A	A number of ancillary equestrian buildings.
Relationship to Settlement			
23	<p>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?</p>	A	Currently the site is poorly situated to the settlement of Bidwell and Houghton Regis. However once the Houghton Regis extension is developed the site will compliment this very well. It will have an impact on the form of the village however this will change once the development is built.
Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 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	100% Grade 3. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated as Amber

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • 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) 	A	Adjoining Houghton Regis has two primary schools and two lower schools
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) 	A	Bidwell does not have a middle school however other catchment is available in adjoining Houghton Regis

	<ul style="list-style-type: none"> No, but an adjoining settlement does (A) Other catchment school available (A) 		
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> 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	Adjoining settlement has two secondary schools
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> 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) 	A	Adjoining settlement has two medical centres
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 	G	Adjoining Houghton Regis has a town centre and a super market.
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> 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) 	R	Site is over 800 metres away from the nearest bus stop
28	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Site is over 1,200 metres away from the nearest train station
29	Is the site accessible from the existing road network?	G	Has direct access to the A5120
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Schools unlikely to be able to manage impact of this combined with other development in the area.
31	If not, has a commitment been made to address this?	A	Full contributions required to create additional places
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for

			allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	R	Level 2 assessment required
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Road Traffic Noise
Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Site area forms part of strategic green infrastructure according to adopted HRN Framework Plan
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?	H – G A - A	Heritage: Ok Archaeology: Sites have multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken
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	Sensible to have a vision for remaining land parcels though will have to integrate with existing habitat provision.
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	Leisure and GI - Need for strategic GI corridor along Ouzel Brook corridor / floodplain. Extensive RoW in area, including Chiltern Way. No parish GI plan.
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)		Site is within the permitted urban extensions of Houghton Regis (CB/12/03613/OUT) and (CB/15/00297).
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Currently, the site is not appropriate as Bidwell has very little in the way of infrastructure. However the permitted Houghton Regis extension will help to provide all the infrastructure requirements

needed plus the construction of the link road to the A5 will help make the site more accessible. Consultee responses are generally positive about the site, any negative impacts are likely to be overshadowed by impacts from the Houghton Regis North development, although further assessment would be needed in regards to flooding and drainage. Therefore the site is worthy of further consideration, with the exception of the parts of the site which have already been allocated for Green Space as part of the Houghton Regis North Development Brief

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

<p>43</p>	<p>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</p> <ul style="list-style-type: none"> • 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 	<p>A</p>	<p>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.</p> <p>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%.</p> <p>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</p>
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		<p>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.</p> <p>For the reasons outlined above it is considered that this scale of development within this value area may be viable.</p>
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Achievability

<p>44</p>	<p>Are there any market factors which would affect deliverability?</p>	<p>The surrounding development of Houghton Regis North may have an impact</p> <p>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%.</p> <p>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</p>
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			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? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		6-10 years 0 to 5 years
46	What is the indicative build out time of the site?		Year 1 – 50 Year 2 – 100 Year 3 – 100 Year 4 – 100 Year 5 – 100 Year 6 – 75 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

Site Assessment Framework for HOUSING²²

Site details	
Reference Number	ALP299
Site Name	Land West of Coopers Way
Site Address	Arnald Way, Coopers Way, Houghton Regis, LU5 5EP
Settlement	Houghton Regis
Size	Submitted Developable Area: 1.17ha Submitted Whole Site Area: 1.17ha Measured GIS Area: 1.19ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate 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 <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 30-40 Number of proposed dwellings as per CBC methodology: 28
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²³.

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 to the north west of Houghton Regis on a small area of banded back land in-between agricultural land and a residential area. The site can be seen as a logical extension however the agricultural land adjacent to the site is designated as part of the Houghton Regis North 1 for residential development.
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	Causes coalescence with the future Houghton Regis North 1 extension.
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 needs²⁴.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ²⁵ ?	G	N/A
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?	A	Site is currently part banded and landscaped generally comprising vegetation and open scrubland.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing site
11	Are there any legal or ownership problems that could	R	Site is included within the North

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/Locally-led_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.

	delay or prevent development? If Yes, then can these be issues be realistically overcome?		Houghton Regis Allocation, any changes to this planning permission should be made through the application process
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.	R	Site already has planning permission under the North of Houghton Regis allocation
Does the site continue to next stage?			No

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Site Assessment Framework for HOUSING²⁶

Site details	
Reference Number	ALP307
Site Name	Bidwell Gospel Hall 'Dell Mount'
Site Address	Bedford Road, Houghton Regis, Dunstable. LU5 6JR
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 0.65ha Submitted Whole Site Area: 0.72ha Measured GIS Area: 0.78ha
Proposed Use	Residential
Any other information	Requires the demolition of Gospel Hall

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 20-25 Number of proposed dwellings as per CBC methodology: 16
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁷.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is situated to the north of Houghton Regis, wedged between old and recent development. The site is very narrow and it may be too small to provide enough housing and the necessary infrastructure. However it is a logical extension to the settlement
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause Coalescence
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs²⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ²⁹ ?	G	N/A
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?	A	Gospel Hall (Class D1)
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically	G	No issues

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

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

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

	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 planning apps
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	Is not within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	<i>Is located within the North of Houghton Regis extension that has been taken out of the Greenbelt</i>
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? <ul style="list-style-type: none"> • 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 access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ³⁰	No	Site is not supported by a neighbourhood plan
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

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

Previously Developed Land			
16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	G	100% is PDL
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Houghton Regis is not allocated for a Neighbourhood Plan
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community 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)	Yes	Would result in the loss of a Gospel Hall
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • 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 completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	G	No. Houses 2006: 6,851 No. Houses 2016: 7,192 % Growth: 4.98%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • 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 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).</i>	R	No. Houses 2016: 7,192 Outstanding Permissions: 6292 % Growth: 87.49%
Physical 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	Constrained by adjacent developments, ROW and existing GI which reduces the developable area of the site
Relationship 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	The site is well related to the settlement and does not harm the built or natural form of the settlement
Agricultural Land Quality			
24	Would the development impact on high quality	A	90% Grade 3 10% non-agricultural

	agricultural land? <ul style="list-style-type: none"> • 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) 	The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated as Amber
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • 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) 	A	Adjoining Houghton Regis has two primary schools and two lower schools
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • 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	Bidwell does not have a middle school however other catchment is available in adjoining Houghton Regis
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • 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	Adjoining settlement has two secondary schools
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • 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) 	A	Adjoining settlement has two medical centres
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	G	Adjoining Houghton Regis has a town centre and super markets
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as 	R	Site is over 800 metres away from the nearest bus stop

	part of the development (G)		
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Site is over 1,200 metres away from the nearest train station
29	Is the site accessible from the existing road network?	G	Has direct access to the A5120
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Schools unlikely to be able to manage impact of this combined with other development in the area.
31	If not, has a commitment been made to address this?	A	Full contributions required to create additional places
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	A	no Level 2 assessment required, check OS mapping for minor watercourses
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Road Traffic Noise
Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Site highly constrained by mature treed boundaries including numbers protected by TPO's. All trees and hedgerows must be protected from any impact of development. Tree protection zones limit

			developable area, shading must also be taken into consideration – any built development must avoid shade zones. All landscape edges must be retained within the public realm to ensure appropriate management and longevity. Any development / public realm must be integrated appropriately within landscape setting to POS and PROW to southeast of site.
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?	H – G A - A	Heritage: Ok Archaeology: Sites have multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken
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	Existing hedgerows and trees would need to be protected and would need to provide a net gain in biodiversity.
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	Western part of site shown as part of GI network in NHR masterplan. RoW on southern and eastern edge, well wooded hedgerow / tree boundaries. Adjacent to Churchfield Road amenity space to the south. Development would need to retain and enhance access routes and ecological connectivity, with particular GI enhancement (publicly accessible open space) at western edge, to complement adopted masterplan, and complement and extend the existing adjacent amenity 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 Allocations Plans)		
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The size of the site may be an issue as the existing green infrastructure bordering the site acts as a buffer for recent and older developments and this would need to be retained alongside existing ROW, reducing the overall developable area. Development of the site would result in the loss of a place of worship. However, this site is worthy of further consideration to review the potential for mitigation.

STAGE 3 : ACHIEVABILITY

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

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

Viability			
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> • 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.
Achievability			
44	Are there any market factors which would affect deliverability?		<p>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%.</p> <p>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.</p>
45	When can the scheme realistically commence		0-5 years

	delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		
46	What is the indicative build out time of the site?		The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?			Yes

SUMMARY

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

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

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

Site Assessment Framework for HOUSING³¹

Site details	
Reference Number	ALP380
Site Name	Land at East Side of Houghton Road
Site Address	Land at East Side of Houghton Road, Houghton Regis, LU5 5BA
Settlement	Houghton Regis
Size	Submitted Developable Area: 0.9ha Submitted Whole Site Area: 0.9ha Measured GIS Area: 0.93ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate 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 <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 40-50 Number of proposed dwellings as per CBC methodology: 22
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

³¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site lies to the south west of Houghton Regis, on the edge of but within the settlement, in an area of employment land. The site is surrounded by employment land, is therefore not a logical extension in regards to the residential areas of Houghton Regis and would be very isolated in relation to other dwellings.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			No

³² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

Site Assessment Framework for HOUSING³³

Site details	
Reference Number	ALP432
Site Name	Land at Highfield Barn, Bidwell
Site Address	Highfield Barn, Bedford Road, Bidwell, Houghton Regis
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 0.86ha Submitted Whole Site Area: 0.86ha Measured GIS Area: 0.87ha
Proposed Use	Residential
Any other information	This site is part of the 'Bidwell Vision', ALP260 and will be assessed under ALP260 and not individually.

³³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING³⁴

Site details	
Reference Number	ALP481
Site Name	Land Off Bedford Road
Site Address	Land Off Bedford Road
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: Submitted Whole Site Area: Measured GIS Area: 2.24ha
Proposed Use	Residential
Any other information	Similar sites to ALP254 and ALP260, Will be assessed as ALP260 rather than considering sites individually

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

Draft Site Assessment Framework for HOUSING³⁵

Site details	
Reference Number	NLP024
Site Name	The Bungalow
Site Address	Land at The Bungalow, Bedford Road, Bidwell, Houghton Regis, Bedfordshire
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 1.01ha Submitted Whole Site Area: 1.01ha Measured GIS Area: 1.07ha
Proposed Use	Residential
Any other information	Similar site to NLP346. Although the site is not within the 'Bidwell Vision' sites, its larger counterpart NLP346 is and therefore this site all other Bidwell sites will be considered under the over arching submission: ALP260 rather than individually

³⁵ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Draft Site Assessment Framework for HOUSING³⁶

Site details	
Reference Number	NLP040
Site Name	The Orchard
Site Address	The Orchard, Bedford Road, Houghton Regis, Beds, LU5 6JJ
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 0.910ha Submitted Whole Site Area: 0.910ha Measured GIS Area: 0.85ha
Proposed Use	Residential
Any other information	This site is part of the 'Bidwell Vision' and also submitted within ALP260 and shall be assessed as part of that submission and not separately. This submission is a part of the 'Bidwell Vision',

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

Draft Site Assessment Framework for HOUSING³⁷

Site details	
Reference Number	NLP132
Site Name	Land West of Bedford Road, Bidwell
Site Address	Land West of Bedford Road, Bidwell
Settlement	Houghton Regis
Size	Submitted Developable Area: 4.63ha Submitted Whole Site Area: 4.63ha Measured GIS Area: 4.62ha
Proposed Use	Residential
Any other information	Similar site as ALP260, ALP259

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma: 100-150 Number of proposed dwellings as per CBC methodology: 83
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

³⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³⁸.

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 adjacent to the North of Houghton Regis allocation
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, site will be excluded. If the full extent of the site does cause coalescence but a portion of the site could be considered, then grade site as Amber.	G	Does not cause coalescence
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³⁹.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴⁰ ?	G	None required
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	100% agricultural
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	R	The site is already allocated and has planning permission for a mixed use development, the site itself is the part proposed for Green Infrastructure and Open Space. Any issues with this planning permission should be addressed through the planning application route.

³⁸ 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)

³⁹ 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.

⁴⁰ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	R	Site already has planning permission
Does the site continue to next stage?			No

DRAFT

Site Assessment Framework for HOUSING⁴¹

Site details	
Reference Number	NLP257
Site Name	Houghton Regis North (HRN1)
Site Address	Land between the M1 and Bedford Road, north of Houghton Regis
Settlement	Houghton Regis
Size	Submitted Developable Area: Submitted Whole Site Area: 262ha Measured GIS Area: 261ha
Proposed Use	Mixed use urban extension with up to 5,150 dwellings and associated employment land.
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: Between 4,150 and 5,150
			Number of proposed dwellings as per CBC methodology: 4,716

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations located within the site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	the site is 100% outside of the AONB
Does the site continue to next stage?			Yes

⁴¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴².

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 proposal is of sufficient size to be self-contained and the location forms a natural extension to Houghton Regis.
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 scale of the development means that this will be self-contained. The adjoining settlement of Houghton Regis will not be increased by over 25%.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁴³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴⁴ ?	G	Requirements and proposals – The site has outline planning consent and all critical infrastructure has been provided through an agreed s106 and the A5/M1 link road and Juncton 11a improvements have been part funded by DfT. These latter works are due for completion in 2017.
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	The site is predominately greenfield/agricultural land.
10	Is the land controlled by a developer or land owner	G	Yes and planning consent has

⁴² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

⁴³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	who has expressed an intention to develop the site?		been granted.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal issues to implement consent.
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.	R	Site already has planning permission: CB/12/03613/OUT
Does the site continue to next stage?			No

DRAFT

Site Assessment Framework for HOUSING⁴⁵

Site details	
Reference Number	NLP274
Site Name	Land West of Coopers Way
Site Address	North and West of Coopers Way and Arnald Way, Houghton Regis, LU5 5EP
Settlement	Houghton Regis
Size	Submitted Developable Area: 1.17ha Submitted Whole Site Area: 1.17ha Measured GIS Area: 1.00ha
Proposed Use	Residential
Any other information	Same site as ALP 299

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 30
			Number of proposed dwellings as per CBC methodology: 24

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

⁴⁵ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴⁶.

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 situated to the west of Houghton Regis, the site is currently strategically landscaped vegetation that would act as a buffer between existing residential development and the Houghton Regis extension, would act as essential existing GI network for the extension as well. Also this area has topography issues to the north of the site and development here would be very visible to long ranging views.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			No

⁴⁶ 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)

Draft Site Assessment Framework for HOUSING⁴⁷

Site details	
Reference Number	NLP285
Site Name	Oakwell Park
Site Address	Oakwell Park, Thorn Road, Thorn, Houghton Regis, LU5 6JH
Settlement	Houghton Regis
Size	Submitted Developable Area: 3ha Submitted Whole Site Area: 6.7ha Measured GIS Area: 6.7ha
Proposed Use	Residential
Any other information	Part of site is within already developed land

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:
			70
			Number of proposed dwellings as per CBC methodology:
			54

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Two scheduled monuments exist on site that account for approximately 0.5ha, site is also 100% County Wildlife Site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

⁴⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴⁸.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is isolated and does not present a logical extension to any settlement at the moment, however this may change once HRN extension is fully developed, although this site would result in the loss of green space for this development.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, site will be excluded. If the full extent of the site does cause coalescence but a portion of the site could be considered, then grade site as Amber.	G	Does not cause coalescence.
Does the site continue to next stage?			No

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁴⁹.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁵⁰ ?	G	None required
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield, agricultural
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	R	The site is already allocated and has planning permission for a mixed use development; the site itself is within an area proposed for green infrastructure and open space. Any issues or alterations to

⁴⁸ 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)

⁴⁹ 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.

⁵⁰ 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 planning permission should be addressed through the planning application route.
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.	R	Site already has planning permission
Does the site continue to next stage?			No

DRAFT

Site Assessment Framework for HOUSING⁵¹

Site details	
Reference Number	NLP306
Site Name	Totternhoe
Site Address	Land to the West of Beecroft off Hillcroft
Settlement	Houghton Regis (Dunstable)
Size	Submitted Developable Area: 23.3ha Submitted Whole Site Area: 23.3ha Measured GIS Area: 19.3ha
Proposed Use	Residential
Any other information	Same site as ALP144

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:
			420
			Number of proposed dwellings as per CBC methodology:
			347

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁵².

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 northern boundary of the site is adjacent to a disused railway line. The eastern boundary is immediately adjacent to a residential area of Houghton Regis and could be considered a logical extension to Houghton Regis.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁵³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁵⁴ ?	G	Standard utility provision
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	Agricultural
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land owner is intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No problems

⁵² 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)

⁵³ 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.

⁵⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No current planning permission, site was submitted in 2009 for 650 houses but was refused.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	Yes	100% within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	
15a	<p>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?</p> <ul style="list-style-type: none"> • 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 access (junction) to the strategic road network (A road or motorway) <p>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.*</p>	Yes	<ul style="list-style-type: none"> • Contains a lower school, community facilities, medical centre and a library • Does make a strong contribution • Has access to the A5
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁵⁵	No	Site is not supported by a Neighbourhood Plan
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

⁵⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	100% greenfield therefore not PDL
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Houghton Regis is not allocated for a neighbourhood plan
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community 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	Would not result in the loss of services
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • 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 completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	G	No. Houses in 2006 – 6,851 No. Houses in 2016 – 7,192 % Growth – 4.98%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • 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 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).</i>	A	No. Houses in 2016 – 7,192 No. Outstanding Completions in 2016 – 486 % Growth - 6.75%
Physical 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 physical constraints or permanent features found on site. Site is relatively flat with a slight drop in the north eastern corner of the site. However there is a County Wildlife Site immediately adjacent to the western border of the site.
Relationship 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	The site is somewhat complimentary to the settlement pattern although the north of the site is primarily an industrial site. the site may have a negative

			impact on the immediate area in regard to the adjacent scheduled monument.
Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	G	100% Non-agricultural land

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • 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) 	G	Dunstable contains a lower school
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • 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	Dunstable no longer has a middle school, other catchment school available
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • 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) 	G	Dunstable has more than one secondary school
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • 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) 	G	Dunstable has more than one GP's surgery
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	G	Dunstable has a town centre and supermarkets
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) 	G	Site is 322 metres away from the nearest bus stop

	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Site is over 1,200 metres away from the nearest train station
29	Is the site accessible from the existing road network?	A	The site is not directly accessible from an existing road network and access is from a track used for agricultural purposes
School Capacity			
30	Do the local schools have capacity at all tiers?	R/A/G	Awaiting Comments
31	If not, has a commitment been made to address this?	R/A/G	Awaiting Comments
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	A	Provisionally no Level 2 assessment required, check OS mapping for minor watercourses
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No issues identified
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Industrial uses to the north of the site.
Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct	R	highly sensitive historic landscape forming setting to AONB

	or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		
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?	H – R A - R	Heritage: Site contains important SAM Archaeology: Totally unsuitable for allocation. Site contains the most important Scheduled Monument in Central Bedfordshire
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	Borders CWS to north, opportunity for chalk grassland creation. Potential impact to farmland species including rare arable weeds.
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 identifies aspiration to create chalk grassland to buffer Maiden Bower and link with the Sewell Greenway and Totternhoe / Sewell Quarries.
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)		CB/09/06431/OUT – Erection of 650 dwellings – Refused
Gypsy and Traveller Provision			
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site's locality in regards to an adjacent county wildlife site and the Maiden Bower scheduled monument which is of high importance and means the site would have a very negative impact on the setting and character of the area. The site would not be able to demonstrate less than substantial harm to the scheduled monument and it is not considered that development would provide substantial benefits to outweigh that harm and therefore the site is not worthy of further consideration.

Draft Site Assessment Framework for HOUSING⁵⁶

Site details	
Reference Number	NLP334
Site Name	The Gates
Site Address	Land to the North East of Bedford Road, Houghton Regis, Bedfordshire
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 4.2ha Submitted Whole Site Area: 4.2ha Measured GIS Area: 4.21ha
Proposed Use	Residential
Any other information	The site lies within Bidwell and on its own is not a logical extension due to its isolated locality, the site is submitted as part of ALP260 'Bidwell Vision' and will be considered as part of this submission

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

Site Assessment Framework for HOUSING⁵⁷

Site details	
Reference Number	NLP344
Site Name	Land at Windsor Drive
Site Address	Windsor Drive, Houghton Regis
Settlement	Houghton Regis
Size	Submitted Developable Area: 4.73ha Submitted Whole Site Area: 4.73ha Measured GIS Area: 4.73ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Is the site likely to accommodate 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 <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:
			75
			Number of proposed dwellings as per CBC methodology:
			85

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations found on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does the site continue to next stage?			Yes

⁵⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁵⁸.

Relationship to Settlement

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

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁵⁹.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁶⁰ ?	G	None identified
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?	A	Designated open space
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	Site is an Asset of Community Value, also an allocated area of important open space.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	No planning permission

⁵⁸ 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)

⁵⁹ 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.

⁶⁰ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they 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 be considered for allocation in the Plan.

Greenbelt

13	Is the site located within the Green Belt?	No	Not within Greenbelt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt 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? <ul style="list-style-type: none"> • 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 access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁶¹	No	Site is not supported by a neighbourhood plan
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition?	R	Site is 100% designated open space and is not PDL
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⁶¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 		
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Houghton Regis is not designated for a neighbourhood plan
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	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)	Yes	Would result in the loss of valued open space
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • 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 completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	G	No. Houses in 2006 – 6,851 No. Houses in 2016 – 7,192 % Growth – 4.98%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • 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 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).</i>	A	No. Houses in 2016 – 7,192 No. Outstanding Completions in 2016 – 486 % Growth - 6.75%
Physical 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 physical constraints
Relationship 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	The site is well related to the existing settlement pattern, being within the settlement itself. It is unlikely to have an impact on the built form but may have impacts on the natural form with the loss of green space
Agricultural Land Quality			
24	Would the development impact on high quality agricultural land?	G	100% non-agricultural

	<ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 		
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • 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) 	G	Houghton Regis has two primary schools and two lower schools
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • 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	One may be present in an adjacent settlement
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • 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	Adjoining settlement has two secondary schools
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • 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) 	G	has two medical centres
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	G	Houghton Regis has a town centre and a super market.
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • 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) 	G	Site is 222m away from the nearest bus stop
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) 	R	Site is over 1,200m away from the nearest train station

	<ul style="list-style-type: none"> • 800m-1200m (A) • Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Directly accessible
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Schools unlikely to be able to manage impact of this combined with other development in the area.
31	If not, has a commitment been made to address this?	A	Full contributions required to create additional places
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	R	Level 2 assessment required
Environmental 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 noise, noise from users of the adjacent park
Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Loss of openness in an already very dense area. Retain and enhance existing GI
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?	H – G A - A	Heritage: Ok Archaeology: Sites have multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is

			undertaken
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	Within the Green Infrastructure Network, opportunities to enhance existing area
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	This site is not surplus to requirement. It's a designated "Large Recreation Space" with natural linkages into the adjacent Parkside Recreation Ground. Nearby Sandringham Drive Recreation space has already been affected by the new Woodside Link dual carriageway, so this makes this area of recreational space even more valuable. Population growth from the nearby HRN1&2 will also have a significant impact on demand.
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)		No planning history
Gypsy and Traveller Provision			
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Although the site is within the settlement of Houghton Regis, it is situated on designated open space which when considering existing open space should not be built on unless:

- Assessments have been taken which clearly show the open space, buildings or land to be surplus to requirements.
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Given the sites' location, it will be unlikely that a suitable location elsewhere could be identified within the settlement itself
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

This is indicated within the National Planning Policy Framework (NPPF). CBC's Leisure Strategy does not state that this site is surplus to requirements. Furthermore, no land has been identified that can provide equivalent or better provision of open space and the development would not provide alternative sports and recreation provision that would outweigh the loss.

Given the recent allocations of Houghton Regis North 1 and 2 and the increase in population this brings, this puts more pressure to retain open spaces within the settlement as well as newly provided open spaces. The site also provides essential green infrastructure in a very dense area. Even if surplus to requirement.

For the reasons outlined above, it is not considered that this site is worthy of further assessment for development.

Draft Site Assessment Framework for HOUSING⁶²

Site details	
Reference Number	NLP345
Site Name	Bidwell Farm House
Site Address	Bedford Road, Bidwell
Settlement	Houghton Regis (Bidwell)
Size	Submitted Developable Area: 1.8ha Submitted Whole Site Area: 1.4ha Measured GIS Area: 1.88ha
Proposed Use	Residential
Any other information	The site lies to the west of Bidwell and is a part of the submission under ALP260 'Bidwell Vision'. The site when considered on is not a logical extension as it is isolated and will be considered under ALP260 and not individually. Same site as ALP253

⁶² Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Draft Site Assessment Framework for HOUSING⁶³

Site details	
Reference Number	NLP346
Site Name	Bedford Road
Site Address	Bedford Road, Bidwell, LU5 6JS
Settlement	Houghton Regis
Size	Submitted Developable Area: 1.4ha Submitted Whole Site Area: 2.4ha Measured GIS Area: 2.58ha
Proposed Use	Residential
Any other information	A portion of the site is within the ALP260 'Bidwell Vision' therefore the site as a whole shall be considered as part of the larger submission and will not be assessed individually. Same site as NLP024, ALP260, ALP256

⁶³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.



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