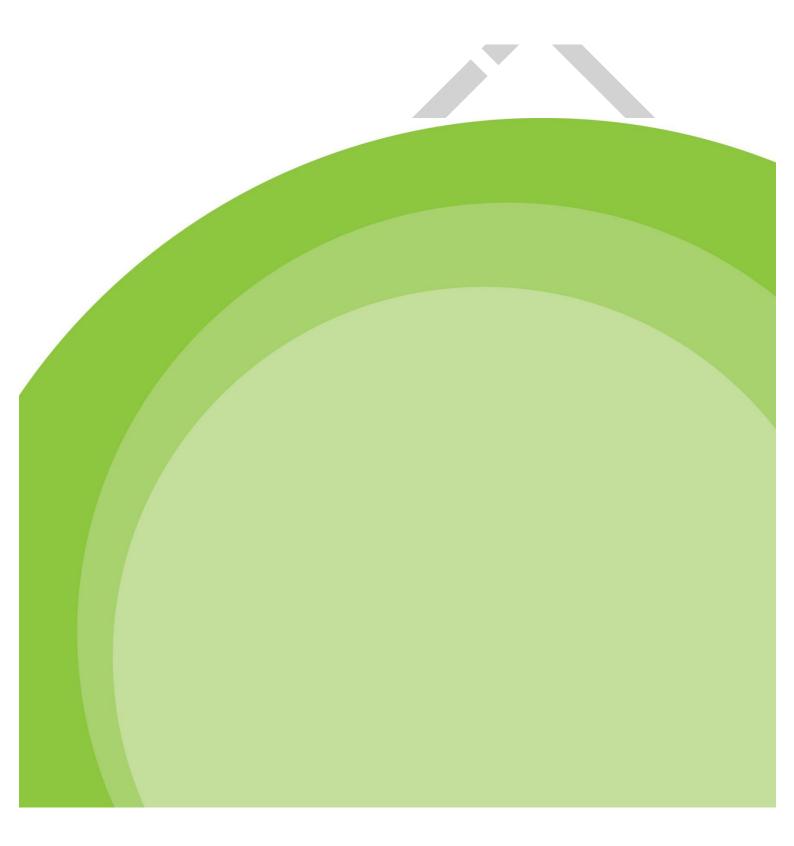


Site Assessment Forms

Langford



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Site Assessment Framework for HOUSING¹

| Site details | |
|-----------------------|--|
| Reference Number | ALP002 |
| Site Name | Land at 40 High Street |
| Site Address | Land at 40 High Street |
| Settlement | Langford |
| Size | Submitted Developable Area: 0.61ha Submitted Whole Site Area: 0.61ha Measured GIS Area: 0.61ha |
| 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.

| | GE 1A ASSESSMENT | | |
|-------|---|------------|---|
| | stage of the assessment rules out sites that are too sma | ll or conf | lict with national policy designations. |
| Provi | sional Site Capacity | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% | No | Number of proposed dwellings as per proforma: 24 Number of proposed dwellings |
| | Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. | | as per CBC methodology: |
| Flood | Risk (All sites which reach Stage 2 will be subject to the | ne Seque | ential Test) |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | Not in flood zone 2 or 3 |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | Not in flood zone 2 or 3 |
| Natio | nally significant designations (All sites which reach S | stage 2 b | e subject to detailed assessment) |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | Not in a designation area |
| 5 | Is more than 50% of the site located within the Area of Outstanding Natural Beauty? | No | Not in an AONB |
| 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.

| CTA | | · D | A C | \sim | 001 | | |
|-----|----|-----|-----|--------|-----|-----|-----|
| STA | GE | IB. | A5 | 3E | 551 | ᇄᆮᇅ | 4 1 |

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 | Relation | nship t | to Sett | lement |
|----------------------------|----------|---------|---------|--------|
|----------------------------|----------|---------|---------|--------|

| 6 | For sites that are not of a sufficient scale to be self- | R | The site is poorly related to the |
|------|---|---|-----------------------------------|
| | contained, is the site a logical extension to the | | settlement, sitting behind |
| | settlement or are there any major physical | | existing residential |
| | constraints(for example A roads, rivers or railways) | | development, and extends away |
| | that separate it from the main settlement? | | from the residential area with no |
| | | | road access. The site does not |
| | | | reflect the form of existing |
| | | | development and does not |
| | | | represent a logical extension. |
| 7 | Does the site cause coalescence between an existing village or town and another existing village | G | No coalescence caused. |
| | or town? If yes, then grade as Amber if the site | | |
| | would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not | | |
| | be possible for appropriate buffers to be provided | | |
| | leaving a reasonable developable area based on the | | |
| | individual context of the site. | | |
| Does | the site continue to next stage? | | No |



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)

Site Assessment Framework for HOUSING³

| Site details | |
|------------------|--------------------------------------|
| Reference Number | ALP003 |
| Site Name | Site adjoining Langford Lower School |
| Site Address | Site adjoining Langford Lower School |
| Settlement | Langford |
| Size | Submitted Developable Area: 0.60ha |
| | Submitted Whole Site Area: 0.60ha |
| | Measured GIS Area: 0.60ha |
| 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.

| | GE 1A ASSESSMENT | | |
|-------|---|------------|--|
| | stage of the assessment rules out sites that are too sma | ll or conf | lict with national policy designations. |
| Provi | sional Site Capacity | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards | No | Number of proposed dwellings as per proforma: 24 |
| | Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. | | Number of proposed dwellings as per CBC methodology: 14 |
| Flood | I Risk (All sites which reach Stage 2 will be subject to the | ne Seque | ential Test) |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | Not in flood zone 2 or 3 |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | Not in flood zone 2 or 3 |
| Natio | nally significant designations (All sites which reach S | Stage 2 b | e subject to detailed assessment) |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | Not in a designation area |
| 5 | Is more than 50% of the site located within the Area of Outstanding Natural Beauty? | No | Not in an AONB |
| Does | the site continue to next stage? | | Yes |

 3 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 more⁴.

| 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 a logical extension and does not identify any major constraints, although the site is not very relatable to development to the north of the site |
|---|---|---|--|
| 7 | Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. | G | No coalescence identified |

Does the site continue to next stage?

Does the site already have planning permission for

the proposed use? If yes, then score as Red

STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁵. **Critical Infrastructure** Can the site meet the critical infrastructure None identified G requirements that will enable delivery⁶? Does the site continue to next stage? Yes

STAGE 1D ASSESSMENT

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

| Avail | Availability | | | | |
|-------|---|---|--------------------|--|--|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | G | Vacant green field | | |
| 10 | Is the land controlled by a developer or land owner who has expressed an intention to develop the site? | G | Sole land owner | | |
| 11 | Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome? | G | None apparent | | |

None apparent

12

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

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

⁶ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

| | Plan. | | | | |
|------|--|----|--|--|--|
| Gree | nbelt | | | | |
| 13 | Is the site located within the Green Belt? | No | Not in Green Belt | | |
| 14 | If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. | No | N/A | | |
| 15a | Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | 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 2.7 | 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 | R | 100% Green field, therefore is not |
|----|---|---|------------------------------------|
| | with the NPPF definition? | | PDL |

⁷ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

| | 769/ 1009/ (C) | | |
|--------|--|----------|--|
| | • 76% - 100% (G) | | |
| | • 26 - 75% (A) | | |
| Comr | • 25% - 0% (Greenfield) (R) | | |
| 17 | nunity | No | Not in a naighbourhood planning |
| 17 | Neighbourhood Planning (only applicable in designated areas) | INO | Not in a neighbourhood planning designation area |
| | Is the site identified as a housing allocation in an | | designation area |
| | emerging Neighbourhood Plan? | | |
| 18 | Community Consultation | No | None apparent |
| 10 | Has any community consultation taken place? | INO | попе аррагент |
| | If yes, provide brief details on the form this | | |
| | consultation took and any overall community | | |
| | response. | | |
| 19 | Sustainability of Settlement | No | No impact |
| | Would this proposal impact on the sustainability of | 140 | Tro impact |
| | the settlement through the loss of services and | | |
| | facilities (for example, employment, retail, public | | |
| | house etc) | | |
| Cumi | lative Impact | | |
| 20 | Considering housing completions over the past 10 | Α | Number of houses in 2006: 1247 |
| | years, what has been the level of housing growth in | | Number of houses in 2016: 1344 |
| | the parish? | | Percentage Growth: 7.78% |
| | Less than 5% growth (G) | | |
| | • 5% to 20% growth (A) | | |
| | More than 20% growth (R) | | |
| | This is calculated by working out the total number of | | |
| | completions over the last ten years as a percentage | | |
| | of the dwellings in April 2006 (as calculated using | | |
| | census and completions data). | | |
| 21 | What level of housing growth would there be if all the | Α | Number of houses in 2016: 1344 |
| | outstanding permissions (as of April 2016) were to | | Number of outstanding completions |
| | be completed? | | 2016: 195 |
| | Less than 5% growth (G) | | Percentage Growth: 14.51% |
| | • 5% to 20% growth (A) | | |
| | More than 20% growth (R) | | |
| | This is calculated by working out the total number of | | |
| | outstanding permissions as of April 1st 2016 as | | |
| | percentage of the total number of dwellings in April | | |
| | 2016 (as calculated using census and completions | | |
| Dharai | data). | | |
| | cal Constraints | | None apparent |
| 22 | Are there any physical constraints or permanent | G | None apparent |
| | features that affect the site's developability? | | |
| | For example pylons, gas works, sewage treatment | | |
| Rolat | works, topography or wind turbines. ionship to Settlement | | |
| 23 | Would development of the site be complementary to | G | The site would have no impact on |
| 23 | the existing settlement pattern, and would it have an | | either the built or natural |
| | adverse impact on any historic, unique or distinctive | | characteristics of the settlement |
| | characteristics of the settlement's built or natural | | characteristics of the settlement |
| | form? | | |
| Agric | ultural Land Quality | <u> </u> | |
| 24 | Would the development impact on high quality | R | Site is 100% on Grade 1 |
| | agricultural land? | | agricultural land |
| | 50% or more in non-agricultural land (G) | | 3 |
| | 50% of more in Grade 3b, 4 or 5 (A) | | |
| | 30,70 31 111313 111 31440 305, 1 01 0 (71) | 1 | <u> </u> |

| • | 50% or more | in Grade 1. | 2 or 3a | (R) |
|---|-----------------|-------------|----------------|---------|
| - | 00 /0 01 111010 | m Oraac i, | 2 01 00 | \' · \' |

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.

| | any question does not mean that the site will be automatically excluded at this stage as the ratings across | | | | |
|-----|---|------------|-------------------------------------|--|--|
| | e 2B will be looked at as a whole using planning balance |) <u>.</u> | | | |
| | sport and Access to Services | | | | |
| 25 | Facilities and services | | | | |
| | Question 26 considers the suitability and sustainability | of the sit | te for housing. It links to the | | |
| | Council's Settlement Hierarchy Audit. | | | | |
| | | | | | |
| 25- | Issues relating to capacity are assessed separately | G | Llos o Lover ochool | | |
| 25a | Does the settlement have a Primary/Lower school? | G | Has a Lower school | | |
| | Yes, in the settlement (G) Yes, proposed as part of the development (G) | | | | |
| | | | | | |
| | | | | | |
| | Not in the settlement or an adjoining settlement (R) | | | | |
| 25b | Does the settlement have a Middle school (if | Α | Does not have a middle school, | | |
| 230 | applicable)? | 7 | other catchment school available in | | |
| | Yes, in the settlement (G) | | Henlow | | |
| | Yes, proposed as part of the development (G) | | T.O. III O | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25c | Does the settlement have a Secondary/ Upper | Α | Does not have a secondary/upper | | |
| | school? | | school, nearest being in nearby | | |
| | Yes, in the settlement (G) | | Henlow | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25d | Does the settlement have a GPs surgery or medical | G | Has a GP's surgery | | |
| | centre? | | | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 26 | What retail provision does the settlement offer? | Α | Has a convenience store | | |
| | Town Centre/ Supermarket (G) | | | | |
| | Convenience Store / Post Office / Newsagent | | | | |
| | (A) | | | | |
| | None (R) | _ | | | |
| 27 | Distance to bus stops with a frequent service (at | G | Site is 163 metres away from the | | |
| | least hourly at peak times): | | nearest bus stop | | |
| | • Less than 400m (G) | | | | |
| | • 400m-800m (A) | | | | |
| | Over 800m (R) OB as having in a farm of the difference of th | | | | |
| | OR submission form stated that improved The lie transport for siliting and the provided as | | | | |
| | public transport facilities could be provided as | | | | |
| 20 | part of the development (G) | D | Site is even 4 200 | | |
| 28 | Distance to nearest train station: | R | Site is over 1,200 metres away | | |

| | | <u> </u> | |
|----------|---|-----------|--|
| | Less than 800m (G) | | from the nearest train station |
| | • 800m-1200m (A) | | |
| | Over 1200m (R) | | |
| 29 | Is the site accessible from the existing road network? | G | Is accessible from the B659 |
| | ol 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 |
| Wate | Tutilities (Gas, Electricity and Broadband Infrastruc | ture will | be assessed at a later stage) |
| 32 | Is there the capacity to provide all required | Α | Water utilities companies have a |
| | infrastructure for waste water and potable water? | | statutory duty to supply water and |
| | | | waste water infrastructure to new |
| | | | development sites and a lack of |
| | | | available capacity does not prevent |
| | | | future development. Any |
| | | | infrastructure upgrades required |
| | | | will depend on the quantum and location of growth falling within |
| | | | each catchment area. Whilst the |
| | | | Stage 1 Water Cycle Study (April |
| | | | 2017) identifies the current capacity |
| | | | of existing water infrastructure, a |
| | | | Stage 2 study will be prepared to |
| | | | test the cumulative effect of sites |
| | | | that have been shortlisted for |
| | | | allocation in the Local Plan and |
| | | | identify the nature and timing of |
| | | | any upgrades required. |
| | age and Flooding (All sites subject to Sequential Te | | |
| 33 | What is the conclusion of the sequential approach to | Α | Provisionally no Level 2 |
| | site allocations, in regards to flood risk? | | assessment required. |
| | No assessment required (G) | | |
| | Consider Further Assessment (A) | | |
| F | Further Assessment Required (R) | | |
| | onmental Health | D/A/O | Acception Operation |
| 34 | Contamination | R/A/G | Awaiting Comments |
| | Are there any contamination constraints on site and will there be any remediation required? | | |
| 35 | Adjoining uses | R/A/G | Awaiting Comments |
| | Would any adjoining uses have the potential to | 10,700 | / Waiting Comments |
| | cause conflict with the proposed use? (for example; | | |
| | noise and smell) | | |
| Envir | onmental Constraints | | |
| 36 | Landscape character | G | need to integrate and create rural |
| | What would the impacts of development be on the | | edge to east. |
| | 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? | | |
| 37 | Heritage/ Archaeology | A - A | Archaeology - Site is known to |
| | What would the impacts of development be on any | H - G | contain multiperiod |
| | heritage assets and their setting? | | archaeological remains |
| 1 | Are there any opportunities for enhancement of | | but this would not prevent |
| 1 | | | |
| | these assets? | | allocation providing appropriate mitigation is |

| | | | undertaken Heritage – No issues identified |
|-------|---|---|---|
| 38 | Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? | G | Arable land, opportunity for enhancement |
| 39 | Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure? | R | Parish GI plan aspiration to maintain this area as agriculture / open grassland area, between Church Street and railway line. |
| Mine | rals and Waste | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | A | Site is within MSA |
| Planr | ning History | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | No planning history |
| Does | the site continue to next stage? | | Yes |

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Comments from consultees identify a need to provide mitigation/ investigation of known archaeological remains and an opportunity to enhance the ecological value of the area, providing a net gain for biodiversity. Some buffering adjacent to the school may need to be provided, to mitigate noise impacts. No overriding constraints identified. It is considered that the site is worthy of further assessment.

STAGE 3: ACHIEVABILITY

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

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

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

| | | property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. |
|------|--|---|
| 45 | When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period | 0 to 5 years |
| 46 | What is the indicative build out time of the site? | The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to 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 HOUSING⁸

| Site details | Site details | | | | |
|------------------|------------------------------------|--|--|--|--|
| Reference Number | ALP038 | | | | |
| Site Name | Land at Station Road | | | | |
| Site Address | Land at Station Road | | | | |
| Settlement | Langford | | | | |
| Size | Submitted Developable Area: 1.57ha | | | | |
| | Submitted Whole Site Area: 2ha | | | | |
| | Measured GIS Area: ha 1.8ha | | | | |
| Proposed Use | Residential | | | | |
| Any other | On similar land to NLP280 | | | | |
| 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.

| CTAC | GE 1A ASSESSMENT | | |
|-------|--|-------------|--|
| | | ll or confl | ict with national policy designations |
| | stage of the assessment rules out sites that are too sma sional Site Capacity | ii Oi COIII | ict with hational policy designations. |
| | | NIa | Niverban of managed divallings as |
| 1 | Is the site likely to accommodate less than 10 | No | Number of proposed dwellings as |
| | dwellings? | | per proforma: |
| | Work out the number of new homes from site size | | 50 |
| | using density of 30dph and exclude up to 40 % | | 58 |
| | depending on site size of land for infrastructure and | | |
| | services, take into account topography or significant | · · | |
| | areas of undevelopable land. | | |
| | Site Size Gross to net ratio standards | | |
| | Up to 0.4 hectare 100% | | Number of proposed dwellings as |
| | • 0.4 to 2 hectares 80% | | per CBC methodology: |
| | 2 hectares or above 60% | | |
| | Note: for this calculation use the submitted | | 43 |
| | Developable Area, or the area measured in GIS if | | |
| | this is smaller. | | |
| Flood | I Risk (All sites which reach Stage 2 will be subject to the | ne Seque | |
| 2 | Is more than 50% of the site located in Flood Zone 2 | No | Not in flood zone 2 or 3 |
| | or 3? | | |
| 3 | Is more than 50% of the site at risk from surface | No | Not in flood zone 2 or 3 |
| | water flooding? | | |
| Natio | nally significant designations (All sites which reach S | stage 2 b | e subject to detailed assessment) |
| 4 | Is more than 50% of the site covered by nationally | No | Not in a designation area |
| | significant designations? These are: Sites of Special | | |
| | Scientific Interest, National Nature Reserves, | | |
| | Scheduled Monuments, Registered Parks and | | |
| | Gardens. | | |
| 5 | Is more than 50% of the site located within the Area | No | Not in an Area of Outstanding |
| | of Outstanding Natural Beauty? | | Natural Beauty |
| | | | |
| Does | the site continue to next stage? | | Yes |

⁸ 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 more⁹.

| | provide 1,500 nomes or more*. | | | | |
|--------|---|---|--|--|--|
| Relati | ionship to Settlement | | | | |
| 6 | For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement? | A | The site is a logical infill extension to the settlement and unconstrained | | |
| 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 | There are no coalescence issues | | |
| Does | the site continue to next stage? | | Yes | | |

| OTAC | DE 40 ACCECCMENT | | | | |
|--------|--|---|-----------------|--|--|
| _ | GE 1C ASSESSMENT | | | | |
| This s | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹⁰ . | | | | |
| Critic | Critical Infrastructure | | | | |
| 8 | Can the site meet the critical infrastructure | G | None identified | | |
| | requirements that will enable delivery ¹¹ ? | | | | |
| 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 | | | | | |
| devel | lopment where there are no legal or ownership problems | s and the | landowner has expressed an | | |
| intent | tion to develop the site. | | | | |
| Avail | ability | | | | |
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | G | Vacant green field land | | |
| 10 | Is the land controlled by a developer or land owner who has expressed an intention to develop the site? | G | Agent on behalf of joint landowners Intent on developing the site | | |
| 11 | Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome? | G | None apparent | | |
| 12 | Does the site already have planning permission for the proposed use? If yes, then score as Red | R | CB/15/02419/FULL for 42 dwellings – Granted | | |

_ a

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

Oritical 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.

¹¹ 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? | | No |



Site Assessment Framework for HOUSING¹²

| Site details | Site details | | | | | |
|-----------------------|---|--|--|--|--|--|
| Reference Number | ALP071 | | | | | |
| Site Name | Thistle Hill Field | | | | | |
| Site Address | Thistle Hill Field | | | | | |
| Settlement | Langford | | | | | |
| Size | Submitted Developable Area: 1.62ha Submitted Whole Site Area: 1.62ha | | | | | |
| | Measured GIS Area: 1.5ha | | | | | |
| Proposed Use | Residential | | | | | |
| Any other information | On similar land to ALP132, NLP066 | | | | | |

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

| | GE 1A ASSESSMENT | | | |
|---|---|------------|---|--|
| | stage of the assessment rules out sites that are too sma | ll or conf | ict with national policy designations. | |
| | sional Site Capacity | | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. | No | Number of proposed dwellings as per proforma: 48 Number of proposed dwellings as per CBC methodology: 36 | |
| 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 | | |
| Natio | onally significant designations (All sites which reach S | stage 2 b | e subject to detailed assessment) | |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | Not in a designation area | |
| 5 | Is more than 50% of the site located within the Area of Outstanding Natural Beauty? | No | Not in an AONB | |
| Does | the site continue to next stage? | | Yes | |
| | | | | |

¹² 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 more¹³. **Relationship to Settlement** For sites that are not of a sufficient scale to be self-G The site is a logical extension to contained, is the site a logical extension to the the settlement and unconstrained settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement? 7 Does the site cause coalescence between an G There are no coalescence issues existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the

| STAC | STAGE 1C ASSESSMENT | | | | |
|--------|--|-----------------|--|--|--|
| This | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹⁴ . | | | | |
| Critic | Critical Infrastructure | | | | |
| 8 | Can the site meet the critical infrastructure G | None identified | | | |
| | requirements that will enable delivery ¹⁵ ? | | | | |
| Does | the site continue to next stage? | Yes | | | |

Yes

individual context of the site.

Does the site continue to next stage?

| STA | 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 | | | | | |
| inten | tion to develop the site. | | | | | |
| Avail | Availability | | | | | |
| 9 | What is the existing use of the site? | G | Agricultural – mainly arable | | | |
| | Would the existing use limit the development | | | | | |
| | potential? | | | | | |
| 10 | Is the land controlled by a developer or land owner | Α | Part ownership. | | | |
| | who has expressed an intention to develop the site? | | | | | |
| 11 | Are there any legal or ownership problems that could | G | None apparent | | | |
| | delay or prevent development? | | | | | |
| | If Yes, then can these be issues be realistically | | | | | |
| | overcome? | | | | | |
| 12 | Does the site already have planning permission for | G | None apparent | | | |
| | the proposed use? If yes, then score as Red | | | | | |

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

¹⁴ 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.

¹⁵ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

| Plan. | | | | | | |
|-------|--|----|--|--|--|--|
| Green | nbelt | | | | | |
| 13 | Is the site located within the Green Belt? | No | Not in Green Belt | | | |
| 14 | If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. | No | N/A | | | |
| 15a | Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | 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. ¹⁶ | 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 | R | 100% Green field, therefore is not |
|----|---|---|------------------------------------|
| | with the NPPF definition? | | PDL |

¹⁶ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

| | - 769/ 1009/ (C) | | |
|-------|---|-----|-----------------------------------|
| | • 76% - 100% (G) | | |
| | • 26 - 75% (A) | | |
| Comm | • 25% - 0% (Greenfield) (R) | | |
| 17 | nunity | No | Not in a neighbourhood planning |
| 17 | Neighbourhood Planning (only applicable in designated areas) | No | Not in a neighbourhood planning |
| | | | designation area |
| | Is the site identified as a housing allocation in an emerging Neighbourhood Plan? | | |
| 18 | Community Consultation | No | None apparent |
| 10 | Has any community consultation taken place? | INO | None apparent |
| | If yes, provide brief details on the form this | | |
| | consultation took and any overall community | | |
| | response. | | |
| 19 | Sustainability of Settlement | No | No impact on sustainability of |
| 13 | Would this proposal impact on the sustainability of | INO | settlement or loss of services |
| | the settlement through the loss of services and | | Settlement of 1033 of 301 vices |
| | facilities (for example, employment, retail, public | | |
| | house etc) | | |
| Cumi | lative Impact | | |
| 20 | Considering housing completions over the past 10 | Α | Number of houses in 2006: 1247 |
| | years, what has been the level of housing growth in | 1 | Number of houses in 2016: 1344 |
| | the parish? | | Percentage Growth: 7.78% |
| | Less than 5% growth (G) | | or contragge continue on con- |
| | • 5% to 20% growth (A) | | |
| | More than 20% growth (R) | | |
| | This is calculated by working out the total number of | | |
| | completions over the last ten years as a percentage | | |
| | of the dwellings in April 2006 (as calculated using | | |
| | census and completions data). | | |
| 21 | What level of housing growth would there be if all the | Α | Number of houses in 2016: 1344 |
| | outstanding permissions (as of April 2016) were to | | Number of outstanding completions |
| | be completed? | | 2016: 195 |
| | Less than 5% growth (G) | | Percentage Growth: 14.51% |
| | • 5% to 20% growth (A) | | |
| | More than 20% growth (R) | | |
| | This is calculated by working out the total number of | | |
| | outstanding permissions as of April 1st 2016 as | | |
| | percentage of the total number of dwellings in April | | |
| | 2016 (as calculated using census and completions | | |
| | data). | | |
| Physi | cal Constraints | | |
| 22 | Are there any physical constraints or permanent | G | None apparent |
| | features that affect the site's developability? | | |
| | For example pylons, gas works, sewage treatment | | |
| | works, topography or wind turbines. | | |
| | ionship to Settlement | | |
| 23 | Would development of the site be complementary to | Α | Although there will be an impact |
| | the existing settlement pattern, and would it have an | | on the natural form and |
| | adverse impact on any historic, unique or distinctive | | characteristics of the village a |
| | characteristics of the settlement's built or natural | | modest development could |
| | form? | | complement the adjacent |
| Acric | ultural Land Quality | | residential closes' |
| | ultural Land Quality Would the development impact on high quality | Λ | 100% Grado 2 |
| 24 | Would the development impact on high quality | Α | 100% Grade 2 |
| | agricultural land? | | |
| | 50% or more in non-agricultural land (G) | | |

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

STAGE 2 ASSESSMENT

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

| | 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. | | | | |
| | sport and Access to Services | | | | |
| 25 | Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the | | | | |
| | | or the sit | e for nousing. It links to the | | |
| | Council's Settlement Hierarchy Audit. | | | | |
| | lanca alacanta ana su an ana ana ana ana ana ana ana ana ana | | | | |
| 05- | Issues relating to capacity are assessed separately | | I I I a a I a com a (Dei as a mara a la cal | | |
| 25a | Does the settlement have a Primary/Lower school? | G | Has a Lower/Primary school | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | · · | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 25b | Does the settlement have a Middle school (if | Α | Does not have a middle school, | | |
| | applicable)? | | other catchment school available | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25c | Does the settlement have a Secondary/ Upper | Α | Does not have a secondary/upper | | |
| | school? | | school, nearest one being in | | |
| | Yes, in the settlement (G) | | Henlow | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25d | Does the settlement have a GPs surgery or medical | G | Does have a GP's surgery | | |
| | centre? | | | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 26 | What retail provision does the settlement offer? | Α | Does not have a town centre, has a | | |
| | Town Centre/ Supermarket (G) | | convenience store and other local | | |
| | Convenience Store / Post Office / Newsagent | | shops. | | |
| | (A) | | | | |
| | None (R) | | | | |
| 27 | Distance to bus stops with a frequent service (at | G | Site is 244 metres away from the | | |
| | least hourly at peak times): | | nearest bus stop | | |
| | 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) | | | | |

| | | _ | T |
|-------|---|-----------|--|
| 28 | Distance to nearest train station: Less than 800m (G) 800m-1200m (A) | R | Site is over 1,200 metres away from the nearest train station |
| | Over 1200m (R) | | |
| 29 | Is the site accessible from the existing road network? | А | Access is via a very minor road off Cambridge Road |
| Scho | ol Capacity | | |
| 30 | Do the local schools have capacity at all tiers? | R | Not enough capacity to accommodate a great deal of growth at Langford Lower school. Middle and upper places are already tight. |
| 31 | If not, has a commitment been made to address this? | R | Lower school expansion land/ new school site is likely to be required |
| Wate | r Utilities (Gas, Electricity and Broadband Infrastruc | ture will | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | A | Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of |
| | | | any upgrades required. |
| Drain | age and Flooding (All sites subject to Sequential Te | st) | 1 2 3 2 2 2 2 2 2 |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) | A | Provisionally no Level 2 assessment required |
| Envir | onmental Health | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | A | Sewage Works / Railway Noise |
| Envir | onmental Constraints | | |
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | G | Scope for development although highly visible from open views to east. Requires extensive integration to create rural edge and internal landscape structure to reduce massing. |
| 37 | Heritage/ Archaeology | A - A | Archaeology - Site is known to |
| | ······································ | 1 / . / . | |

| | 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 | contain multiperiod archaeological remains but this would not prevent allocation providing appropriate mitigation is undertaken. Heritage – No issues identified | | |
|-------|---|-------|---|--|--|
| 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 | Retain, buffer and enhance existing hedges and shelter belt. | | |
| 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 | Parish GI plan aspiration to create new green / play area to serve local residents. Development could deliver this, but would limit developable area. | | |
| Miner | rals and Waste | | | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | G | No issues | | |
| | Planning History | | | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | No planning history | | |
| Does | the site continue to next stage? | | Yes | | |

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Development within this site provides an opportunity to provide a new open space/ play area to serve the existing and new residents as identified in the Parish Green Infrastructure Plan. There are concerns in relation to the access onto the site which is via a narrow single lane road which will require further consideration. The site does not extend beyond the back line of residential development and fits in well with the pattern of existing development.

For the reasons outlined it is considered that the site is worthy of further consideration for development.

STAGE 3: ACHIEVABILITY

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

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

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

| 44 Are there any market factors which would affect deliverability? 45 When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years | The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas of the Authority. O to 5 years |
|---|---|
| Outside Plan Period What is the indicative build out time of the site? | The Case Study Sites outlined |
| | within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site. |
| Does the site pass this stage? | Yes |

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 HOUSING¹⁷

| Site details | • |
|------------------|---|
| Reference Number | ALP132 |
| Site Name | Land To South Of Cambridge Road |
| Site Address | Land To South Of Cambridge Road |
| Settlement | Langford |
| Size | Submitted Developable Area: 2.1 ha |
| | Submitted Whole Site Area 2.1 ha |
| | Measured GIS Area: 2.84 ha |
| Proposed Use | Residential |
| Any other | Site is partially within ALP071, NLP066 |
| 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. | | | | |
| Provi | sional Site Capacity | | | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. | No | Number of proposed dwellings as per proforma: 50-60 Number of proposed dwellings as per CBC methodology: 51 | | |
| Flood | Risk (All sites which reach Stage 2 will be subject to the | ne Seque | ential Test) | | |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | , | | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | | | |
| Natio | nally significant designations (All sites which reach S | Stage 2 b | e subject to detailed assessment) | | |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | No designations on site | | |
| 5 | Is more than 50% of the site located within the Area of Outstanding Natural Beauty? | No | Not within AONB | | |
| Does | the site continue to next stage? | | Yes | | |

¹⁷ 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 more¹⁸. **Relationship to Settlement** For sites that are not of a sufficient scale to be self-G The site is a logical extension to contained, is the site a logical extension to the the settlement and unconstrained settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement? 7 Does the site cause coalescence between an G There are no coalescence issues existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.

| | STAGE 1C ASSESSMENT | | | | |
|--------|--|---|-----------------|--|--|
| This s | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹⁹ . | | | | |
| Critic | Critical Infrastructure | | | | |
| 8 | Can the site meet the critical infrastructure | G | None identified | | |
| | requirements that will enable delivery ²⁰ ? | | | | |
| Does | the site continue to next stage? | | Yes | | |

Yes

| STA | STAGE 1D ASSESSMENT | | | | |
|-------|---|------------|----------------------------------|--|--|
| This | stage of the assessment rules out sites that are not avai | lable. A s | site is considered available for | | |
| deve | lopment where there are no legal or ownership problems | s and the | landowner has expressed an | | |
| inten | tion to develop the site. | | | | |
| Avai | ability | | | | |
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | G | Agricultural – mainly arable | | |
| 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 | None apparent | | |
| 12 | Does the site already have planning permission for | G | None apparent | | |

¹⁸

Does the site continue to next stage?

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

¹⁹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

²⁰ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

| the proposed use? If yes, then score as Red because it's not eligible for allocation. | | |
|---|--|-----|
| Does the site continue to next stage? | | Yes |

STAGE 1E ASSESSMENT

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

| Plan. | | | |
|-------|--|----|--|
| Gree | nbelt | | |
| 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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | N/A |
| 15b | Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ²¹ | 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

Is the site Previously Developed Land in accordance | R 100% Green field

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

| | with the NDDE deficition 0 | | | |
|---------------------------|--|----|-------------------------------------|--|
| | with the NPPF definition? | | | |
| | • 76% - 100% (G) | | | |
| | • 26 - 75% (A) | | | |
| | • 25% - 0% (Greenfield) (R) | | | |
| | nunity | | | |
| 17 | Neighbourhood Planning (only applicable in | No | Not in a neighbourhood planning | |
| | designated areas) | | designation area | |
| | Is the site identified as a housing allocation in an | | | |
| | emerging Neighbourhood Plan? | | | |
| 18 | Community Consultation | No | This was not asked in 2014 CFS | |
| | Has any community consultation taken place? | | | |
| | If yes, provide brief details on the form this | | | |
| | consultation took and any overall community | | | |
| | response. | | | |
| 19 | Sustainability of Settlement | No | No impact on sustainability or loss | |
| | Would this proposal impact on the sustainability of | | | |
| | the settlement through the loss of services and | | | |
| | facilities (for example, employment, retail, public | | | |
| | house etc) | | | |
| Cumi | ulative Impact | | | |
| 20 | Considering housing completions over the past 10 | Α | Number of houses in 2006: 1247 | |
| | years, what has been the level of housing growth in | | Number of houses in 2016: 1344 | |
| | the parish? | | Percentage Growth: 7.78% | |
| | Less than 5% growth (G) | | C | |
| | • 5% to 20% growth (A) | | | |
| | More than 20% growth (R) | | | |
| | This is calculated by working out the total number of | | | |
| | completions over the last ten years as a percentage | | | |
| | of the dwellings in April 2006 (as calculated using | | | |
| | census and completions data). | | | |
| 21 | What level of housing growth would there be if all the | Α | Number of houses in 2016: 1344 | |
| | outstanding permissions (as of April 2016) were to | | Number of outstanding completions | |
| | be completed? | | 2016: 195 | |
| | Less than 5% growth (G) | | Percentage Growth: 14.51% | |
| | • 5% to 20% growth (A) | | C | |
| | More than 20% growth (R) | | | |
| | This is calculated by working out the total number of | | | |
| | outstanding permissions as of April 1st 2016 as | | | |
| | percentage of the total number of dwellings in April | | | |
| | 2016 (as calculated using census and completions | | | |
| | data). | | | |
| Physi | ical Constraints | | | |
| 22 | Are there any physical constraints or permanent | G | None apparent | |
| | features that affect the site's developability? | _ | | |
| | For example pylons, gas works, sewage treatment | | | |
| | works, topography or wind turbines. | | | |
| Relat | ionship to Settlement | | | |
| 23 | Would development of the site be complementary to | Α | Although there will be an impact | |
| | the existing settlement pattern, and would it have an | | on the natural form and | |
| | adverse impact on any historic, unique or distinctive | | characteristics of the village a | |
| | characteristics of the settlement's built or natural | | modest development could | |
| | form? | | complement the adjacent | |
| | | | residential closes' | |
| Agricultural Land Quality | | | | |
| 24 | Would the development impact on high quality | Α | 100% Grade 3, the most recent | |
| - ' | agricultural land? | | data from natural England does not | |
| | agnoaltarariana: | | data nom natural England does not | |

| 50% or more in non-agricultural land (G) | sub-classify Grades 3 and 3b, |
|---|-------------------------------------|
| 50% of more in Grade 3b, 4 or 5 (A) | therefore the site must be rated as |
| 50% or more in Grade 1, 2 or 3a (R) | 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.

| | question does not mean that the site will be automatically excluded at this stage as the ratings across ge 2B will be looked at as a whole using planning balance. | | | | | |
|-----|--|---|---|--|--|--|
| | 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? | G | Settlement has a Lower school | | | |
| | Yes, in the settlement (G) | | | | | |
| | Yes, proposed as part of the development (G) | | | | | |
| | No, but an adjoining settlement does (A) | | | | | |
| | Not in the settlement or an adjoining | | | | | |
| 25h | settlement (R) | A | Door not have a middle school | | | |
| 25b | Does the settlement have a Middle school (if applicable)? | A | Does not have a middle school, other catchment school available | | | |
| | Yes, in the settlement (G) | | elsewhere | | | |
| | Yes, proposed as part of the development (G) | | Cidownerd | | | |
| | No, but an adjoining settlement does (A) | | | | | |
| | Other catchment school available (A) | | | | | |
| 25c | Does the settlement have a Secondary/ Upper | Α | Does not have a secondary/upper | | | |
| | school? | | school, nearest being in Henlow | | | |
| | Yes, in the settlement (G) | | | | | |
| | Yes, proposed as part of the development (G) | | | | | |
| | No, but an adjoining settlement does (A) | | | | | |
| | Other catchment school available (A) | _ | | | | |
| 25d | Does the settlement have a GPs surgery or medical | G | Does have a GP's surgery | | | |
| | centre? | | | | | |
| | Yes, in the settlement (G) Yes, proposed as part of the development (C) | | | | | |
| | Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) | | | | | |
| | Not in the settlement or an adjoining | | | | | |
| | settlement (R) | | | | | |
| 26 | What retail provision does the settlement offer? | Α | Has a convenience store and other | | | |
| | Town Centre/ Supermarket (G) | | local stores | | | |
| | Convenience Store / Post Office / Newsagent | | | | | |
| | (A) | | | | | |
| | None (R) | | | | | |
| 27 | Distance to bus stops with a frequent service (at | G | Site is 390 metres away from the | | | |
| | least hourly at peak times): | | nearest bus stop | | | |
| | • Less than 400m (G) | | | | | |
| | • 400m-800m (A) | | | | | |
| | Over 800m (R) OR submission form stated that improved | | | | | |
| | OR submission form stated that improved public transport facilities could be provided as | | | | | |
| | public transport facilities could be provided as | | | | | |

| | part of the development (G) | | |
|-------|--|--------|--|
| | part of the development (G) | | |
| | | | |
| 28 | Distance to nearest train station: | R | Site is over 1,200m away from the |
| | • Less than 800m (G) | | nearest train station |
| | • 800m-1200m (A) | | |
| | Over 1200m (R) | | |
| 29 | Is the site accessible from the existing road network? | G | Access to the site is via a very |
| | | | minor road off of Cambridge Road |
| | ol Capacity | | |
| 30 | Do the local schools have capacity at all tiers? | R | Not enough capacity to |
| | | | accommodate a great deal of |
| | | | growth at Langford Lower school. |
| | | | Middle and upper places are |
| | | | already tight. |
| 31 | If not, has a commitment been made to address | R | Lower school expansion land/ new |
| | this? | | school site is likely to be required. |
| | r Utilities (Gas, Electricity and Broadband Infrastruc | | |
| 32 | Is there the capacity to provide all required | Α | Water utilities companies have a |
| | infrastructure for waste water and potable water? | | statutory duty to supply water and |
| | | | waste water infrastructure to new |
| | | | development sites and a lack of |
| | | | available capacity does not prevent |
| | | | future development. Any |
| | | | infrastructure upgrades required |
| | | | will depend on the quantum and |
| | | | location of growth falling within |
| | | | each catchment area. Whilst the |
| | | | Stage 1 Water Cycle Study (April |
| | | | 2017) identifies the current capacity |
| | | | of existing water infrastructure, a |
| | | | Stage 2 study will be prepared to |
| | | | test the cumulative effect of sites that have been shortlisted for |
| | | | |
| | | | allocation in the Local Plan and identify the nature and timing of |
| | | | any upgrades required. |
| Drain | age and Flooding (All sites subject to Sequential Te | ct) | ally upgrades required. |
| 33 | What is the conclusion of the sequential approach to | A | Provisionally no Level 2 |
| 33 | site allocations, in regards to flood risk? | ^ | assessment required |
| | No assessment required (G) | | addoddinent required |
| | Consider Further Assessment (A) | | |
| | Further Assessment Required (R) | | |
| Envir | onmental Health | | |
| 34 | Contamination | R/A/G | Awaiting Comments |
| - | Are there any contamination constraints on site and | 17/7/0 | / waiting Commonts |
| | will there be any remediation required? | | |
| 35 | Adjoining uses | Α | Sewage Works / Railway Noise |
| | Would any adjoining uses have the potential to | '` | Cowage Works / Italiway Noise |
| | cause conflict with the proposed use? (for example; | | |
| | noise and smell) | | |
| Envir | onmental Constraints | l . | |
| 36 | Landscape character | G | Scope for development although |
| | What would the impacts of development be on the | | highly visible from open views to |
| | landscape character or setting of the area or any | | east. Requires extensive |
| | designated landscapes? Would there be any direct | | integration to create rural edge and |
| | or indirect harm to the Area of Outstanding Natural | | integration to create rural edge and internal landscape structure to |
| | or mander name to the Area of Outstanding Natural | j | internal landscape structure to |

| | Beauty or the Nature Improvement Area? | | reduce massing. | | |
|-------|---|-------|--------------------------------------|--|--|
| 37 | Heritage/ Archaeology | A - A | Archaeology - Site is known to | | |
| | What would the impacts of development be on any | H - G | contain multiperiod | | |
| | heritage assets and their setting? | | archaeological remains | | |
| | Are there any opportunities for enhancement of | | but this would not prevent | | |
| | these assets? | | allocation providing | | |
| | | | appropriate mitigation is | | |
| | | | undertaken | | |
| | | | Heritage – No issues identified | | |
| 38 | Ecological Assets | Α | Retain, buffer and enhance existing | | |
| | What would the impacts of development be on any | | hedges and shelter belt. | | |
| | biological, geological or ecological assets and are | | | | |
| | there any opportunities for their enhancement? | | | | |
| 39 | Open space/leisure and GI assets | Α | Parish GI plan aspiration to create | | |
| | Are there any potential conflicts with open space, | | new green / play area to serve local | | |
| | leisure designations or Rights of Way? Is there | A ' | residents. Development could | | |
| | capacity to provide the required levels of open space | | deliver this, but would limit | | |
| | and green infrastructure? | | developable area. | | |
| Miner | rals and Waste | | | | |
| 40 | What would the impacts of development be on | G | No issues | | |
| 10 | safeguarded minerals and waste sites, including | J | No issues | | |
| | mineral safeguarding sites? | | | | |
| Plann | Planning History | | | | |
| 41 | What is the sites planning history? (For example | | CB/14/02902/PAAD – Prior | | |
| | planning applications and submissions to previous | | notification of change of use | | |
| | Allocations Plans) | | (refused). | | |
| Does | Does the site continue to next stage? | | | | |

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Development within this site provides an opportunity to provide a new open space/ play area to serve the existing and new residents. There are concerns in relation to the access onto the site which is via a narrow single lane road which will require further consideration. The site does not extend beyond the back line of residential development and fits in well with the pattern of existing development.

For the reasons outlined it is considered that the site is worthy of further consideration for development.

STAGE 3: ACHIEVABILITY

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

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

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

| | Very Low (R) Likely residual value well below benchmark land value | such the report indicates that such development would likely be viable. |
|----------|---|--|
| Achie | | development would likely be viable. |
| Achie 44 | Are there any market factors which would affect deliverability? | The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower |
| 45 | When can the scheme realistically commence | value areas of the Authority. 0 to 5 years |
| | delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period | |
| 46 | What is the indicative build out time of the site? | The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the |

| | | site at a rate of 40 dwellings per annum there after. |
|--------------------------------|--|---|
| Does the site pass this stage? | | Yes |

SUMMARY

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

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

- 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 | ALP234 | | | |
| Site Name | Land off Station Road, Langford | | | |
| Site Address | Station Road, Langford, Bedfordshire | | | |
| Settlement | Langford | | | |
| Size | Submitted Developable Area: 4ha | | | |
| | Submitted Whole Site Area: 6ha | | | |
| | Measured GIS Area: 5.99ha | | | |
| Proposed Use | Residential | | | |
| Any other | CB/14/00186/OUT – Outline application for 110 houses, received planning | | | |
| information | permission after appeal. | | | |

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

| | SE 1A ASSESSMENT | | | | |
|--|--|-----------|--|--|--|
| | This stage of the assessment rules out sites that are too small or conflict with national policy designations. | | | | |
| Provi | sional Site Capacity | | | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% O.4 to 2 hectares 80% Pote: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. | Yes | Number of proposed dwellings as per proforma: 110 Number of proposed dwellings as per CBC methodology: 72 | | |
| Flood | Risk (All sites which reach Stage 2 will be subject to the | ne Seque | ential Test) | | |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | , | | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | | | |
| Natio | nally significant designations (All sites which reach S | stage 2 b | e subject to detailed assessment) | | |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | No designations found on site. | | |
| 5 | Is more than 50% of the site located within the Area of Outstanding Natural Beauty? | No | Not in AONB | | |
| Does the site continue to next stage? Yes | | | 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** For sites that are not of a sufficient scale to be self-G The site can be seen as a logical contained, is the site a logical extension to the extension to the existing settlement settlement or are there any major physical and does not have any major constraints(for example A roads, rivers or railways) physical constraints that separate it from the main settlement? 7 Does the site cause coalescence between an G Does not cause coalescence existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided

| STAG | GE 1C ASSESSMENT | | | |
|--------|--|---|-----|--|
| This s | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ²⁴ . | | | |
| Critic | Critical Infrastructure | | | |
| 8 | Can the site meet the critical infrastructure | G | N/A | |
| | requirements that will enable delivery ²⁵ ? | | | |
| Does | Does the site continue to next stage? | | | |

Yes

leaving a reasonable developable area based on the

individual context of the site.

Does the site continue to next stage?

| STA | STAGE 1D ASSESSMENT | | | | |
|-------|---|-----------|-------------------------------|--|--|
| This | This stage of the assessment rules out sites that are not available. A site is considered available for | | | | |
| deve | lopment where there are no legal or ownership problems | s and the | e landowner has expressed an | | |
| inten | tion to develop the site. | | | | |
| Avai | lability | | | | |
| 9 | What is the existing use of the site? | G | 100% agricultural land | | |
| | Would the existing use limit the development | | | | |
| | potential? | | | | |
| 10 | Is the land controlled by a developer or land owner | G | Intent on developing the site | | |
| | who has expressed an intention to develop the site? | | | | |
| 11 | Are there any legal or ownership problems that could | G | No issues | | |
| | delay or prevent development? | | | | |
| | If Yes, then can these be issues be realistically | | | | |
| | overcome? | | | | |
| 12 | Does the site already have planning permission for | R | CB/14/00186/OUT – Outline | | |
| | the proposed use? If yes, then score as Red | | application for 110 houses, | | |

23

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.

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.

| because it's not eligible for allocation. | received planning permission after appeal. |
|---|--|
| Does the site continue to next stage? | No |



Site Assessment Framework for HOUSING²⁶

| Site details | | | | |
|------------------|------------------------------------|--|--|--|
| Reference Number | ALP451 | | | |
| Site Name | loft farm, church street, Langford | | | |
| Site Address | loft farm, church street, Langford | | | |
| Settlement | Langford | | | |
| Size | Submitted Developable Area: 1.30ha | | | |
| | Submitted Whole Site Area: 1.70ha | | | |
| | Measured GIS Area: 1.93 ha | | | |
| Proposed Use | Residential | | | |
| Any other | | | | |
| information | | | | |

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

| | SE 1A ASSESSMENT | | |
|-------|---|---------------|--|
| | stage of the assessment rules out sites that are too sma | ll or conf | lict with national policy designations. |
| Provi | sional Site Capacity | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 1 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. | No | Number of proposed dwellings as per proforma: 15-25 Number of proposed dwellings as per CBC methodology: 45 |
| Flood | I Risk (All sites which reach Stage 2 will be subject to the | l ne Segue | l ntial Test) |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | Small part of site to the west is in flood zone 2 |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | Small part of site to the west is in flood zone 2 |
| Natio | nally significant designations (All sites which reach S | stage 2 be | e subject to detailed assessment) |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | Not in a designated area |
| 5 | Is more than 50% of the site located within the Area of Outstanding Natural Beauty? | No | Not in an 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** For sites that are not of a sufficient scale to be self-Α Site relates relatively well and does contained, is the site a logical extension to the not have any major physical constraints identified settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement? 7 Does the site cause coalescence between an G No coalescence caused 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

| STAG | GE 1C ASSESSMENT | | | |
|--------|--|---|-----|--|
| This s | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ²⁸ . | | | |
| Critic | al Infrastructure | | | |
| 8 | Can the site meet the critical infrastructure | G | N/A | |
| | requirements that will enable delivery ²⁹ ? | | | |
| Does | Does the site continue to next stage? | | | |

Yes

individual context of the site.

Does the site continue to next stage?

| STAG | STAGE 1D ASSESSMENT | | | | |
|--------|---|-----------|-------------------------------|--|--|
| This s | This stage of the assessment rules out sites that are not available. A site is considered available for | | | | |
| devel | opment where there are no legal or ownership problems | s and the | landowner has expressed an | | |
| intent | ion to develop the site. | | | | |
| Avail | ability | | | | |
| 9 | What is the existing use of the site? | G | Grazing | | |
| | Would the existing use limit the development | | - | | |
| | potential? | | | | |
| 10 | Is the land controlled by a developer or land owner | G | Intent on developing the site | | |
| | who has expressed an intention to develop the site? | | | | |
| 11 | Are there any legal or ownership problems that could | G | No issues | | |
| | delay or prevent development? | | | | |
| | If Yes, then can these be issues be realistically | | | | |
| | overcome? | | | | |
| 12 | Does the site already have planning permission for | G | CB/14/03694/FULL – Garage | | |
| | the proposed use? If yes, then score as Red | | conversion | | |

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.

| because it's not eligible for allocation. | No other 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 <u>may</u> be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan.

| Plan. | Plan. | | | |
|-------|--|----|--|--|
| Greer | nbelt | | | |
| 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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | Site is not supported by 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.

Previously Developed Land

16 Is the site Previously Developed Land in accordance R with the NPPF definition?

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

| | T | 1 | |
|---------|---|----------|---|
| | • 76% - 100% (G) | | |
| | • 26 - 75% (A) | | |
| | • 25% - 0% (Greenfield) (R) | | |
| Comr | munity | | |
| 17 | Neighbourhood Planning (only applicable in | No | Langford is not designated as a |
| | designated areas) | | neighbourhood plan area |
| | Is the site identified as a housing allocation in an | | |
| | emerging Neighbourhood Plan? | | |
| 18 | Community Consultation | No | Question was not asked in 2014 |
| | Has any community consultation taken place? | | CFS |
| | If yes, provide brief details on the form this | | |
| | consultation took and any overall community | | |
| | response. | | |
| 19 | Sustainability of Settlement | No | Would not result in the loss of |
| | Would this proposal impact on the sustainability of | | services or impact on sustainability |
| | the settlement through the loss of services and | | |
| | facilities (for example, employment, retail, public | | |
| | house etc) | | |
| Cumi | ulative Impact | | |
| 20 | Considering housing completions over the past 10 | Α | Number of houses in 2006: 1247 |
| | years, what has been the level of housing growth in | | Number of houses in 2016: 1344 |
| | the parish? | | Percentage Growth: 7.78% |
| | Less than 5% growth (G) | | |
| | • 5% to 20% growth (A) | | |
| | More than 20% growth (R) | | |
| | This is calculated by working out the total number of | | |
| | completions over the last ten years as a percentage | | |
| | of the dwellings in April 2006 (as calculated using | | |
| | census and completions data). | | |
| 21 | What level of housing growth would there be if all the | Α | Number of houses in 2016: 1344 |
| | outstanding permissions (as of April 2016) were to | | Number of outstanding completions |
| | be completed? | | 2016: 195 |
| | Less than 5% growth (G) | | Percentage Growth: 14.51% |
| | • 5% to 20% growth (A) | | |
| | More than 20% growth (R) | | |
| | This is calculated by working out the total number of | | |
| | outstanding permissions as of April 1st 2016 as | | |
| | percentage of the total number of dwellings in April | | |
| | 2016 (as calculated using census and completions | | |
| | data). | | |
| | ical Constraints | l a | T |
| 22 | Are there any physical constraints or permanent | Α | There are a couple of dwellings existent on site. |
| | features that affect the site's developability? | | existent on site. |
| | For example pylons, gas works, sewage treatment | | |
| Dolot | works, topography or wind turbines. | | |
| 23 | ionship to Settlement | Α | The settlement is somewhat |
| 23 | Would development of the site be complementary to | A | |
| | the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive | | complimentary to the pattern of development around it however |
| | characteristics of the settlement's built or natural | | access would need to be in |
| | form? | | between residential dwellings as |
| | TOTAL: | | there is no access anywhere else. |
| Agric | ultural Land Quality | <u> </u> | and to the deceded diffywhere else. |
| 24 | Would the development impact on high quality | Α | 100% Grade 3 The most recent |
| | agricultural land? | ^ ` | data from Natural England does not |
| | 50% or more in non-agricultural land (G) | | sub-classify Grades 3a and 3b. |
| <u></u> | - 50 /0 or more in non-agricultural land (G) | l | ous diassily Stades od alla sp. |

| • 50% of more in Grade 3b, 4 or 5 (A) | Therefore site must be rated |
|---|------------------------------|
| 50% or more in Grade 1, 2 or 3a (R) | 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.

| | Stage 2B will be looked at as a whole using planning balance. | | | | |
|-----|--|------------|-------------------------------------|--|--|
| | Transport and Access to Services | | | | |
| 25 | Facilities and services | | | | |
| 23 | Question 26 considers the suitability and sustainability | of the sit | re for housing. It links to the | | |
| | Council's Settlement Hierarchy Audit. | or the on | to for flodoling. It limite to the | | |
| | Council of Council of the Indian City / Idaha | | | | |
| | Issues relating to capacity are assessed separately | | | | |
| 25a | Does the settlement have a Primary/Lower school? | G | Has a Lower school | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 25b | Does the settlement have a Middle school (if | Α | Does not have a middle school, | | |
| | applicable)? | | other catchment school available | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25c | Does the settlement have a Secondary/ Upper | Α | Does not have a secondary/upper | | |
| | school? | | school, nearest being in Henlow | | |
| | Yes, in the settlement (G) | | - | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25d | Does the settlement have a GPs surgery or medical | G | Does have a GP's surgery | | |
| | centre? | | | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 26 | What retail provision does the settlement offer? | Α | Has a convenience store and other | | |
| | Town Centre/ Supermarket (G) | | local shops | | |
| | Convenience Store / Post Office / Newsagent | | | | |
| | (A) | | | | |
| | None (R) | | 0;; ; 000 | | |
| 27 | Distance to bus stops with a frequent service (at | G | Site is 338 metres from the nearest | | |
| | least hourly at peak times): | | bus stop | | |
| | • Less than 400m (G) | | | | |
| | • 400m-800m (A) | | | | |
| | • Over 800m (R) | | | | |
| | OR submission form stated that improved Applied to a second the approvided to a second that improved Applied to a second that improved the | | | | |
| | public transport facilities could be provided as | | | | |
| | part of the development (G) | | | | |

| | | _ | |
|-------|---|-----------|---|
| 28 | Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) | R | Site is over 1,200 metres away from the nearest train station |
| 29 | Is the site accessible from the existing road network? | A | Site is somewhat accessible via a small already existing access road onto Church Street |
| Scho | ol Capacity | | |
| 30 | Do the local schools have capacity at all tiers? | R | Not enough capacity to accommodate a great deal of growth at Langford Lower school. Middle and upper places are already tight. |
| 31 | If not, has a commitment been made to address this? | R | Lower school expansion land/ new school site is likely to be required |
| Wate | r Utilities (Gas, Electricity and Broadband Infrastruc | ture will | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | A | Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required. |
| Drain | age and Flooding (All sites subject to Sequential Te | et) | arry apgrades required. |
| 33 | What is the conclusion of the sequential approach to | G | Site is at limited risk of surface |
| | site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) | G | water flooding, assessment is unlikely to be required |
| | onmental Health | - / - / - | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | А | Wind Farm Noise |
| | onmental Constraints | | |
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | G | Development acceptable if set within landscape scheme which safeguards character of lane and creates rural edge to east. |

| 37 | Heritage/ Archaeology | A – A | Archaeology - Site is known to |
|-------|---|-------|-------------------------------------|
| | What would the impacts of development be on any | H – G | contain multiperiod |
| | heritage assets and their setting? | | archaeological remains |
| | Are there any opportunities for enhancement of | | but this would not prevent |
| | these assets? | | allocation providing |
| | | | appropriate mitigation is |
| | | | undertaken. |
| | | | Heritage – No issues identified |
| 38 | Ecological Assets | G | Sits in river corridor, good |
| | What would the impacts of development be on any | | opportunity for enhancement |
| | biological, geological or ecological assets and are | | through buffering and habitat |
| | there any opportunities for their enhancement? | | creation in west. |
| 39 | Open space/leisure and GI assets | R | Parish GI plan aspiration to |
| | Are there any potential conflicts with open space, | | maintain this area as agriculture / |
| | leisure designations or Rights of Way? Is there | | open grassland area, between |
| | capacity to provide the required levels of open space | | Church Street and railway line. |
| | and green infrastructure? | | |
| Mine | rals and Waste | | |
| 40 | What would the impacts of development be on | Α | In MSA and mineral sand and |
| | safeguarded minerals and waste sites, including | | gravel reserve/deposit |
| | mineral safeguarding sites? | | |
| Plant | ning History | | |
| 41 | What is the sites planning history? (For example | | CB/14/03694/FULL – Garage |
| | planning applications and submissions to previous | | conversion |
| | Allocations Plans) | | |
| Does | the site continue to next stage? | | Yes |

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Development within this site would provide an opportunity to provide a soft rural edge to the settlement to mitigate the visual impact of development upon the countryside and provide a net gain for biodiversity, maximising opportunities from the sites proximity to the river. The site is of archaeological interest however this does not form an overriding constraint to development. No overriding constraints have been identified, Therefore it is considered that the site should be subject to further consideration.

STAGE 3: ACHIEVABILITY

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

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

| consultants, is the probability of the site being viable high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value G Development Viability Report 2017) indicates that residual void development in this value and at this scale would exceed | Viabil | Viability | | | | |
|--|--------|---|---|--|--|--|
| land value close to benchmark land value • Very Low (R) Likely residual value well below benchmark land values and a such the report indicates that | 43 | high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below | G | Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed | | |
| Achievability | Achie | | | | | |
| 44 Are there any market factors which would affect The Council's Residential | 44 | Are there any market factors which would affect | | The Council's Residential | | |

| deliverability? | Development Viability Report (Feb |
|--|---|
| deliverability? | Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It |
| | is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. |
| When can the scheme realistically commence | 0 to 5 years |
| delivery? • 0 to 5 years (deliverable) | |
| 6 to 10 years11 to 15 years | |
| • 15 to 20 years | |
| Outside Plan PeriodWhat is the indicative build out time of the site? | The Case Study Sites outlined |
| | within the Council's Residential Development Viability Report (Feb |
| | 2017 indicates that after the site |
| | has received detailed planning permission a single housebuilder |
| | would likely take one year to first completion and would build out the |
| | site at a rate of 40 dwellings per annum there after. |
| Does the site pass this stage? | Yes |

SUMMARY

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

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 | Site details | | | | | |
|-----------------------|---|--|--|--|--|--|
| Reference Number | NLP019 | | | | | |
| Site Name | Top of Prospect Road | | | | | |
| Site Address | Top of Prospect Road | | | | | |
| Settlement | Langford | | | | | |
| Size | Submitted developable area: N/A Submitted whole site area: N/A Measured gis area: 2.44 ha | | | | | |
| Proposed Use | Residential | | | | | |
| Any other information | | | | | | |

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

| | SE 1A ASSESSMENT | | | | |
|-------|--|-----------|--|--|--|
| | This stage of the assessment rules out sites that are too small or conflict with national policy designations. | | | | |
| Provi | sional Site Capacity | | | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. | No | Number of proposed dwellings as per proforma: N/A Number of proposed dwellings as per CBC methodology: 43 | | |
| Flood | Risk (All sites which reach Stage 2 will be subject to the | ne Seque | ential Test) | | |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | Not in flood zone 2 or 3 | | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | Not in flood zone 2 or 3 | | |
| Natio | nally significant designations (All sites which reach S | Stage 2 b | e subject to detailed assessment) | | |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | Not in a designation area | | |
| 5 | Is more than 50% of the site located within the Area of Outstanding Natural Beauty? | No | Not in an 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 more ³² . | | | | |
|---|---|---|---|--|
| 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? | | | The site lies within agricultural land, located midway between the settlement and the East Coast Mainline, and therefore separated from the main settlement. It does not relate well to the rest of the settlement and is not 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 | There is no coalescence identified | |

No

Does the site continue to next stage?

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 | NLP066 | |
| Site Name | Thistle Hill Farm | |
| Site Address | Thistle Hill Farm | |
| Settlement | Langford | |
| Size | Submitted Developable Area: 3.9 ha | |
| | Submitted Whole Site Area: 3.9 ha | |
| | Measured GIS Area: 3.9 ha | |
| Proposed Use | residential | |
| Any other | Same site as ALP 132, ALP071 | |
| information | | |

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

| | GE 1A ASSESSMENT | | | | |
|-------|---|-----------|---|--|--|
| | This stage of the assessment rules out sites that are too small or conflict with national policy designations. | | | | |
| Provi | sional Site Capacity | | | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. | No | Number of proposed dwellings as per proforma: 80 Number of proposed dwellings as per CBC methodology: 70 | | |
| Floor | Risk (All sites which reach Stage 2 will be subject to the | ne Seque | ential Test) | | |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | Not in flood zone 2 or 3 | | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | Not in flood zone 2 or 3 | | |
| Natio | nally significant designations (All sites which reach S | Stage 2 b | e subject to detailed assessment) | | |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | Not in a designation area | | |
| 5 | Is more than 50% of the site located within the Area of Outstanding Natural Beauty? | No | Not in an AONB | | |
| Does | the site continue to next stage? | | Yes | | |

 33 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 more³⁴. **Relationship to Settlement** The site is a logical extension to For sites that are not of a sufficient scale to be self-G contained, is the site a logical extension to the the settlement and unconstrained settlement or are there any major physical but access is not ideal constraints(for example A roads, rivers or railways) that separate it from the main settlement? 7 Does the site cause coalescence between an G There are no coalescence issues existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. Does the site continue to next stage? Yes

| STAG | GE 1C ASSESSMENT | | | |
|--------|--|---|-----------------|--|
| This s | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³⁵ . | | | |
| Critic | Critical Infrastructure | | | |
| 8 | Can the site meet the critical infrastructure | G | None identified | |
| | requirements that will enable delivery ³⁶ ? | | | |
| Does | the site continue to next stage? | | Yes | |

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Agricultural – mainly arable Would the existing use limit the development 10 Is the land controlled by a developer or land owner Α Site is in part ownership but have who has expressed an intention to develop the site? an intention to develop 11 Are there any legal or ownership problems that could None apparent delay or prevent development? If Yes, then can these be issues be realistically overcome?

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

³⁵ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

| 12 | Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation. | G | None apparent |
|---------------------------------------|--|---|---------------|
| | because it's not eligible for allocation. | | |
| Does the site continue to next stage? | | | Yes |

STAGE 1E ASSESSMENT

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

| i iaii. | i idii. | | | | |
|---------|--|----|--|--|--|
| Gree | Greenbelt | | | | |
| 13 | Is the site located within the Green Belt? | No | Not in Green belt | | |
| 14 | If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. | No | N/A | | |
| 15a | Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | 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 2.37 | 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

³⁷ 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? • 76% - 100% (G) • 26 - 75% (A) | R | 100% Green field, therefore not PDL |
|-------|--|----|--|
| | • 25% - 0% (Greenfield) (R) | | |
| Comi | munity | | |
| 17 | Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an | No | Not in a neighbourhood planning designation area |
| 10 | emerging Neighbourhood Plan? | No | None apparent |
| 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 | None apparent |
| 19 | Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc) | No | No impact |
| Cumi | ulative Impact | | |
| 20 | Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data). | A | Number of houses in 2006: 1247 Number of houses in 2016: 1344 Percentage Growth: 7.78% |
| 21 | What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). | A | Number of houses in 2016: 1344 Number of outstanding completions 2016: 195 Percentage Growth: 14.51% |
| Phys | ical Constraints | | |
| 22 | Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. | G | None apparent |
| | ionship to Settlement | | |
| 23 | Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? | A | Although there will be an impact on the natural form and characteristics of the village a modest development could complement the adjacent residential development |
| Agric | ultural Land Quality | | |
| 24 | Would the development impact on high quality | А | 100% Grade 3, the most recent |

| agricultural land? | data from natural England does not |
|--|-------------------------------------|
| 50% or more in non-agricultural land (G) | sub-classify Grades 3a and 3b, |
| 50% of more in Grade 3b, 4 or 5 (A) | therefore the site must be rated as |
| 50% or more in Grade 1, 2 or 3a (R) | 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.

| | question does not mean that the site will be automatically excluded at this stage as the ratings across | | | | |
|------|---|------------|--|--|--|
| | e 2B will be looked at as a whole using planning balance sport and Access to Services | | | | |
| 25 | Facilities and services | | | | |
| 25 | Question 26 considers the suitability and sustainability | of the sit | e for housing. It links to the | | |
| | Council's Settlement Hierarchy Audit. | | 9 | | |
| | | | | | |
| | Issues relating to capacity are assessed separately | | | | |
| 25a | Does the settlement have a Primary/Lower school? | G | Does have a Lower school | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining (D) | | | | |
| 25b | settlement (R) Does the settlement have a Middle school (if | A | Daga not have a middle school | | |
| 250 | applicable)? | A | Does not have a middle school, other catchment school available in | | |
| | Yes, in the settlement (G) | | another nearby settlement | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25c | Does the settlement have a Secondary/ Upper | Α | Does not have a secondary/upper | | |
| | school? | | school, nearest being in nearby | | |
| | Yes, in the settlement (G) | | Henlow | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| 05.1 | Other catchment school available (A) | | 000 | | |
| 25d | Does the settlement have a GPs surgery or medical | G | Does have a GP's surgery | | |
| | centre? • Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 26 | What retail provision does the settlement offer? | Α | Does have a convenience store but | | |
| | Town Centre/ Supermarket (G) | | no town centre | | |
| | Convenience Store / Post Office / Newsagent | | | | |
| | (A) | | | | |
| 27 | None (R) Distance to be a stance with a fragment particle (at | 0 | Cita ia 200 matra a succession di | | |
| 27 | Distance to bus stops with a frequent service (at | G | Site is 362 metres away from the | | |
| | least hourly at peak times): • Less than 400m (G) | | nearest bus stop | | |
| | • 400m-800m (A) | | | | |
| | • Over 800m (R) | | | | |
| | OR submission form stated that improved | | | | |
| | - On Submission form stated that improved | | | | |

| | | • | |
|-------|---|-----------|---|
| | public transport facilities could be provided as part of the development (G) | | |
| 28 | Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R) | R | Site is over 1,200m away from the nearest train station |
| 29 | Is the site accessible from the existing road network? | A | Site has access albeit from a narrow, minor road from Cambridge Road |
| Scho | ol Capacity | | |
| 30 | Do the local schools have capacity at all tiers? | R | Not enough capacity to accommodate a great deal of growth at Langford Lower school. Middle and upper places are already tight. |
| 31 | If not, has a commitment been made to address this? | R | Lower school expansion land/ new school site is likely to be required |
| Water | r Utilities (Gas, Electricity and Broadband Infrastruc | ture will | be assessed at a later stage) |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | A | Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required. |
| Drain | age and Flooding (All sites subject to Sequential Te | st) | |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health | Á | Provisionally no Level 2 assessment required. |
| | | D/A/O | Assocition Conservation |
| 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 | Sewage Works / Railway Noise |
| | onmental Constraints | T = | |
| 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 | G | Scope for development although highly visible from open views to east. Requires extensive integration to create rural edge and |

| | an in direct learner to the Anna of Outstanding Matural | | into months and a company of the state of th |
|-------|---|-------|--|
| | or indirect harm to the Area of Outstanding Natural | | internal landscape structure to |
| | Beauty or the Nature Improvement Area? | | reduce massing. |
| 37 | Heritage/ Archaeology | A - A | Archaeology - Site is known to |
| | What would the impacts of development be on any | H - G | contain multiperiod |
| | heritage assets and their setting? | | archaeological remains |
| | Are there any opportunities for enhancement of | | but this would not prevent |
| | these assets? | | allocation providing |
| | | | appropriate mitigation is |
| | | | undertaken |
| | | | Heritage – No issues identified |
| 38 | Englaciant Appets | ۸ | |
| 30 | Ecological Assets | Α | Retain, buffer and enhance existing |
| | What would the impacts of development be on any | | hedges and shelter belt. |
| | biological, geological or ecological assets and are | | |
| | there any opportunities for their enhancement? | | |
| 39 | Open space/leisure and GI assets | Α | Parish GI plan aspiration to create |
| | Are there any potential conflicts with open space, | | new green / play area to serve local |
| | leisure designations or Rights of Way? Is there | | residents. Development could |
| | capacity to provide the required levels of open space | | deliver this, but would limit |
| | and green infrastructure? | | developable area. |
| | | | |
| Mine | rals and Waste | | |
| 40 | What would the impacts of development be on | G | No issues |
| | safeguarded minerals and waste sites, including | | |
| | mineral safeguarding sites? | | |
| Planr | ning History | | |
| 41 | What is the sites planning history? (For example | | CB/14/02902/PAAD - Refused |
| | 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?

Development within this site provides an opportunity to provide a new open space/ play area to serve the existing and new residents. There are concerns in relation to the access onto the site which is via a narrow single lane road which will require further consideration.

It is considered that the site is worthy of further consideration for development.

STAGE 3: ACHIEVABILITY

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

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

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

| Achievability | | | |
|--|--|--|--|
| Are there any market factors which would affect deliverability? | The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. | | |
| When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period | 0 to 5 years | | |
| 46 What is the indicative build out time of the site? | The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after. | | |

SUMMARY

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

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

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



Site Assessment Framework for HOUSING³⁸

| Site details | Site details | | | | |
|------------------|-------------------------------------|--|---|--|--|
| Reference Number | NLP079 | | | | |
| Site Name | Land north of Flexmore Way | | | | |
| Site Address | Land north of Flexmore Way | | | | |
| Settlement | Langford | | | | |
| Size | Submitted Developable Area: 1.54 ha | | | | |
| | Submitted Whole Site Area: 1.86 ha | | | | |
| | Measured GIS Area: 1.8 ha | | | | |
| Proposed Use | residential | | | | |
| Any other | Same site as ALP038 | | • | | |
| information | | | | | |

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

| | GE 1A ASSESSMENT | | |
|-------|---|------------|---|
| | stage of the assessment rules out sites that are too sma | II or conf | lict with national policy designations. |
| Provi | sional Site Capacity | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 1 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. | Yes | Number of proposed dwellings as per proforma: 42 Number of proposed dwellings as per CBC methodology: 43 |
| Flood | Risk (All sites which reach Stage 2 will be subject to the | ne Seque | ential Test) |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | Not in flood zone 2 or 3 |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | Not in flood zone 2 or 3 |
| Natio | nally significant designations (All sites which reach S | Stage 2 b | e subject to detailed assessment) |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | Not in a designation area |
| 5 | Is more than 50% of the site located within the Area of Outstanding Natural Beauty? | No | Not in an AONB |
| Does | the site continue to next stage? | | Yes |

³⁸ 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 more³⁹.

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 a relatively logical infill extension to the settlement and unconstrained | |
|------|---|---|---|--|
| 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 | There are no coalescence issues | |
| Does | the site continue to next stage? | | Yes | |

| STAG | GE 1C ASSESSMENT | | | |
|--------|--|----|-----------------|--|
| This s | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁴⁰ . | | | |
| Critic | Critical Infrastructure | | | |
| 8 | Can the site meet the critical infrastructure | ij | None identified | |
| | requirements that will enable delivery ⁴¹ ? | | | |
| Does | Does the site continue to next stage? | | | |

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Vacant green field land Would the existing use limit the development 10 Is the land controlled by a developer or land owner G Agent representing land owner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G None apparent delay or prevent development? If Yes, then can these be issues be realistically overcome? R 12 Does the site already have planning permission for CB/15/02419/FULL permission for the proposed use? If yes, then score as Red 42 dwellings

The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns

and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locallyled garden villages towns and cities.pdf) 40 Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

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

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

| because it's not eligible for allocation. | |
|---|----|
| Does the site continue to next stage? | No |



Site Assessment Framework for HOUSING⁴²

| Site details | |
|------------------|---|
| Reference Number | NLP111 |
| Site Name | Land off Jubilee Lane |
| Site Address | Land off Jubilee Lane, Langford |
| Settlement | Langford |
| Size | Submitted Developable Area: 7.26ha |
| | Submitted Whole Site Area: 7.26ha |
| | Measured GIS Area: 7.47ha |
| Proposed Use | Residential |
| Any other | Site has been submitted by a promoter, however owner of the site states the site is |
| information | not available. |

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

| | GE 1A ASSESSMENT | | Batasida a Canal a Basada da da C |
|-------|---|------------|--|
| | stage of the assessment rules out sites that are too sma | ii or conf | lict with national policy designations. |
| | sional Site Capacity | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant | Yes | Number of proposed dwellings as per proforma: 130-150 |
| | areas of undevelopable land. | | Number of proposed dwellings as |
| | Site Size Gross to net ratio standards | | per CBC methodology: |
| | Up to 0.4 hectare 100% | | |
| | 0.4 to 2 hectares 80% | | 130 |
| | 2 hectares or above 60% | | |
| | Note: for this calculation use the submitted | | |
| | Developable Area, or the area measured in GIS if | | |
| | this is smaller. | | |
| | Risk (All sites which reach Stage 2 will be subject to the | | ntial Test) |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | |
| Natio | nally significant designations (All sites which reach S | stage 2 b | e subject to detailed assessment) |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | No designations 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 |

⁴² Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

Does the site continue to next stage?

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

| provid | provide 1,500 homes or more 43. | | | |
|--------|---|---|--|--|
| Relat | Relationship to Settlement | | | |
| 6 | For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement? | G | The site lies just outside the eastern border of Langford's settlement envelope. The site can be seen as a logical extension despite extending away from Langford it is contained by a railway line on the sites eastern boundary. | |
| 7 | Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. | G | Does not cause coalescence | |

| STAC | GE 1C ASSESSMENT | | | |
|--------|--|---|-------------------------------|--|
| This s | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁴⁴ . | | | |
| Critic | Critical Infrastructure | | | |
| 8 | Can the site meet the critical infrastructure | G | None except for connection to | |
| | requirements that will enable delivery ⁴⁵ ? | | existing services. | |
| Does | the site continue to next stage? | | Yes | |

Yes

| STAC | STAGE 1D ASSESSMENT | | | |
|--------|---|---------|--------------------------------------|--|
| | This stage of the assessment rules out sites that are not available. A site is considered available for | | | |
| | opment where there are no legal or ownership problems | and the | landowner has expressed an | |
| intent | ion to develop the site. | | | |
| Avail | ability | | | |
| 9 | What is the existing use of the site? | G | 100% Greenfield | |
| | Would the existing use limit the development | | | |
| | potential? | | | |
| 10 | Is the land controlled by a developer or land owner | Α | Submission submitted by a | |
| | who has expressed an intention to develop the site? | | promoter but a land owner states | |
| | | | that the portion of the site that is | |
| | | | within his land is not available. | |
| 11 | Are there any legal or ownership problems that could | G | No issues | |

⁴⁵ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

⁴⁴ 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.

| | delay or prevent development? 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 | 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 <u>may</u> be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to considered for allocation in the Plan.

| Gree | nbelt | | |
|------|--|----|---|
| 13 | Is the site located within the Green Belt? | 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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the | No | Site is not supported by a Neighbourhood Plan |
| Does | criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.46 the site continue to next stage? | | Yes |
| | 5 | | |

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

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⁴⁶ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

| - | question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance. | | | |
|-------|---|-----|--|--|
| Previ | ously Developed Land | | | |
| 16 | Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) | R | 100% Greenfield therefore not PDL | |
| | • 26 - 75% (A) | | | |
| | • 25% - 0% (Greenfield) (R) | | | |
| Comr | munity | | | |
| 17 | Neighbourhood Planning (only applicable in | No | Langford is not allocated for a | |
| '' | designated areas) | 110 | neighbourhood plan | |
| | Is the site identified as a housing allocation in an | | neighbourhood plan | |
| | | | | |
| 40 | emerging Neighbourhood Plan? | NI- | No acceptable and add to the a | |
| 18 | Community Consultation | No | No community consultation has | |
| | Has any community consultation taken place? | | taken place | |
| | If yes, provide brief details on the form this | | | |
| | consultation took and any overall community | | | |
| | response. | | | |
| 19 | Sustainability of Settlement | No | Does not result in the loss of | |
| | Would this proposal impact on the sustainability of | | services. | |
| | the settlement through the loss of services and | | | |
| | facilities (for example, employment, retail, public | | | |
| | house etc) | | | |
| Cumi | lative Impact | | | |
| 20 | Considering housing completions over the past 10 | Α | No. Houses 2006: 1,247 | |
| | years, what has been the level of housing growth in | | No. Houses 2016: 1,344 | |
| | the parish? | | % Growth: 7.78% | |
| | Less than 5% growth (G) | | | |
| | • 5% to 20% growth (A) | | · | |
| | More than 20% growth (R) | | | |
| | This is calculated by working out the total number of | | | |
| | completions over the last ten years as a percentage | | | |
| | of the dwellings in April 2006 (as calculated using | | | |
| | census and completions data). | | | |
| 21 | What level of housing growth would there be if all the | Α | No. houses 2016: 1,344 | |
| | outstanding permissions (as of April 2016) were to | '` | Outstanding Permissions: 195 | |
| | be completed? | | % Growth: 14.51% | |
| | Less than 5% growth (G) | | 70 G16Watt. 1 1.6170 | |
| | • 5% to 20% growth (A) | | | |
| | More than 20% growth (R) | | | |
| | This is calculated by working out the total number of | | | |
| | outstanding permissions as of April 1st 2016 as | | | |
| | percentage of the total number of dwellings in April | | | |
| | 2016 (as calculated using census and completions | | | |
| | data). | | | |
| Physi | ical Constraints | | | |
| 22 | Are there any physical constraints or permanent | G | No physical constraints prevent the | |
| | features that affect the site's developability? | | site from adjoining the settlement | |
| | · | | | |
| | For example pylons, gas works, sewage treatment works, topography or wind turbines. | | but a railway exists on the eastern boundary preventing any | |
| | works, topography of willouturbilles. | | extensions in that direction. | |
| | | | Topography is relatively flat. | |
| Polot | ionshin to Settlement | | Topography is relatively flat. | |
| 23 | ionship to Settlement Would development of the site be complementary to | Α | The development is complimentary | |
| 23 | the existing settlement pattern, and would it have an | ^ | The development is complimentary to the settlement, however it would | |
| | adverse impact on any historic, unique or distinctive | | result in some residential dwellings | |
| | auverse impaction any historic, unique or distinctive | | result in some residential dwellings | |

| | characteristics of the settlement's built or natural form? | | being adjacent to the railway line, the site would impact on the natural form of the area but the railway line already negatively impacts this. |
|------|---|---|---|
| Agri | cultural Land Quality | | |
| 24 | Would the development impact on high quality agricultural land? • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) | A | Site is approximately 10% Grade 1, 30% grade 2 and 60% grade 3. The most recent data from Natural England does not sub-classify grades 3a and 3b. Therefore site must be rated 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.

| Stage | Stage 2B will be looked at as a whole using planning balance. | | | |
|-------|--|------------|--|--|
| | sport and Access to Services | | | |
| 25 | Facilities and services | | | |
| | Question 26 considers the suitability and sustainability | of the sit | e for housing. It links to the | |
| | Council's Settlement Hierarchy Audit. | | | |
| | Issues relating to capacity are assessed separately | | | |
| 25a | Does the settlement have a Primary/Lower school? | G | There is a primary school in the | |
| | Yes, in the settlement (G) | | settlement | |
| | Yes, proposed as part of the development (G) | | | |
| | No, but an adjoining settlement does (A) | | | |
| | Not in the settlement or an adjoining | | | |
| | settlement (R) | | | |
| 25b | Does the settlement have a Middle school (if | Α | Settlement does not contains a | |
| | applicable)?Yes, in the settlement (G) | | middle school, other catchment available | |
| | Yes, proposed as part of the development (G) | | available | |
| | No, but an adjoining settlement does (A) | | | |
| | Other catchment school available (A) | | | |
| 25c | Does the settlement have a Secondary/ Upper | Α | Does not have a secondary/upper | |
| | school? | | school, nearest being in Henlow | |
| | Yes, in the settlement (G) | | | |
| | Yes, proposed as part of the development (G) | | | |
| | No, but an adjoining settlement does (A) Other actal months along its land. | | | |
| 25d | Other catchment school available (A) Does the settlement have a GPs surgery or medical | G | Does have a GP surgery | |
| 234 | centre? | G | Does have a GF surgery | |
| | Yes, in the settlement (G) | | | |
| | Yes, proposed as part of the development (G) | | | |
| | No, but an adjoining settlement does (A) | | | |
| | Not in the settlement or an adjoining | | | |
| | settlement (R) | | <u></u> | |
| 26 | What retail provision does the settlement offer? | Α | There is a convenience store in the | |
| | Town Centre/ Supermarket (G)Convenience Store / Post Office / Newsagent | | settlement and other local shops but no town centre. | |
| | (A) | | Sat no town contro. | |
| | • None (R) | | | |

| 27 | Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R) | G | Site is 279 metres away from the nearest bus stop |
|-------|--|-----------|--|
| | OR submission form stated that improved public transport facilities could be provided as part of the development (G) | | |
| 28 | Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) | R | Site is over 1,200 metres away from the nearest train station |
| 29 | Is the site accessible from the existing road network? | A | Is not directly accessible from the road network, but is near station road. |
| Scho | ol Capacity | | |
| 30 | Do the local schools have capacity at all tiers? | A | Not much lower school capacity to manage additional homes, middle and upper schools already over capacity |
| 31 | If not, has a commitment been made to address this? | A | Lower school contributions likely to be required, plans are in place to expand middle and upper school places in the area. |
| Water | Utilities (Gas, Electricity and Broadband Infrastruc | ture will | be assessed at a later stage) |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | 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 |
| | | 4) | identify the nature and timing of any upgrades required. |
| | age and Flooding (All sites subject to Sequential Te | | Oite is at limited side of |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) | G | Site is at limited risk of surface water flooding, assessment is unlikely to be required |
| | onmental Health | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | G | No significant issues |
| 35 | Adjoining uses Would any adjoining uses have the potential to | R | Railway / Windfarm Noise may preclude development |

| | cause conflict with the proposed use? (for example; | | | | | |
|-------|---|------------|---|--|--|--|
| | noise and smell) | | | | | |
| | 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? | А | Some capacity if set within green corridor adjacent to railway and mitigation for existing residents. | | | |
| 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 – no issues identified Archaeology - Site has 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 | Includes Grade 1, 2 and 3 agric land? | | | |
| 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 | Open Space – No. of dwgs 190. No loss of LS open space. Leisure and GI - Parish GI plan identifies aspiration to keep the area open as farmland and / or create allotments / open space in this area. | | | |
| Miner | rals and Waste | | | | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | G | No Issues | | | |
| Plann | ning History | | | | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | No planning history | | | |
| Does | the site continue to next stage? | | Yes | | | |

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

A railway line and windfarm are within close proximity to the site whereby noise attenuation measures to mitigate impacts will need to be provided and light flicker will need to be considered, in the context of ensuring an acceptable standard of amenity for future occupiers. There are concerns in relation to the access to the site, whereby the site is not adjacent to any main road network and direct access is only available from a small track, which will need further investigating. However it is considered that the site is worthy of further investigation.

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 | Α | The Council's Residential |

high, medium or low? 2017) indicates that residual value High (G) Benchmark land value comfortably of development in this value area exceeded by likely residual value and at this scale would exceed both the upper and lower Low (A) Marginal viability, with likely residual benchmark land values and as land value close to benchmark land value such the report indicates that such Very Low (R) Likely residual value well below development would likely be viable. benchmark land value Achievability 44 Are there any market factors which would affect The Council's Residential deliverability? Development Viability Report (Feb. 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades: Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. 45 When can the scheme realistically commence 0-5 years delivery? 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 46 What is the indicative build out time of the site? 0-5 years 2018/19 - 25

Development Viability Report (Feb

consultants, is the probability of the site being viable

| | 2019/20 – 50 2020/21 – 50 2021/2022 – 15 The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after. |
|--------------------------------|---|
| Does the site pass this stage? | Yes |

SUMMARY

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

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

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

Site Assessment Framework for HOUSING⁴⁷

| Site details | | | |
|-----------------------|---|--|--|
| Reference Number | NLP143 | | |
| Site Name | Land At Church Street | | |
| Site Address | Land At Church Street | | |
| Settlement | Langford | | |
| Size | Submitted Developable Area: 1.20ha Submitted Whole Site Area: 2.30ha Measured GIS Area: 1.7ha | | |
| 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 | | | | |
|-------|--|------------|--|--|--|
| | stage of the assessment rules out sites that are too sma | II or conf | lict with national policy designations. | | |
| Provi | sional Site Capacity | | | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% O.4 to 2 hectares 80% Pote: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. | No | Number of proposed dwellings as per proforma: 30-35 Number of proposed dwellings as per CBC methodology: 40 | | |
| Floor | Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test) | | | | |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | Small part of site to the west is in flood zone 2 and 3 | | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | Small part of site to the west is in flood zone 2 and 3 | | |
| Natio | nally significant designations (All sites which reach S | Stage 2 b | e subject to detailed assessment) | | |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | Not in a designation area | | |
| 5 | Is more than 50% of the site located within the Area of Outstanding Natural Beauty? | No | Not in an AONB | | |
| Does | 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

delay or prevent development?

| 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 adjoins the 47 approved assisted living supported homes for the elderly and forms an extension of this built up area. The site would require access from this adjacent approved development. Would have to use access created for adjacent development which may put strain on its use. |
|---------------------------------------|---|---|--|
| 7 | Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. | G | The site has no coalescence issues |
| Does the site continue to next stage? | | | Yes |

| | STAGE 1C ASSESSMENT | | | |
|---------------------------------------|--|---|-----------------|--|
| This s | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁴⁹ . | | | |
| Critical Infrastructure | | | | |
| 8 | Can the site meet the critical infrastructure | G | None identified | |
| | requirements that will enable delivery ⁵⁰ ? | | | |
| Does the site continue to next stage? | | | Yes | |

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Agricultural land Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Sole land owner, intent on who has expressed an intention to develop the site? developing the site 11 Are there any legal or ownership problems that could None apparent

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.

| | 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 | None apparent |
| Does the site continue to next stage? | | Yes | |

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

| ı ıaıı. | i idii. | | | | |
|---------|--|----|--|--|--|
| Gree | Greenbelt | | | | |
| 13 | Is the site located within the Green Belt? | No | Not in Green Belt | | |
| 14 | If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2. | No | N/A | | |
| 15a | Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | 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 2.51 | No | Site is not supported by a Neighbourhood Plan | | |
| Does | 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

51

⁵¹ 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 | Is the site Previously Developed Land in accordance | R | 100% agricultural land | | |
| | with the NPPF definition? | | 9 | | |
| | • 76% - 100% (G) | | | | |
| | • 26 - 75% (A) | | | | |
| | • 25% - 0% (Greenfield) (R) | | | | |
| Comr | munity | | | | |
| 17 | Neighbourhood Planning (only applicable in | No | Not in a neighbourhood planning | | |
| | designated areas) | | designation area | | |
| | Is the site identified as a housing allocation in an | | assignation area | | |
| | emerging Neighbourhood Plan? | | | | |
| 18 | Community Consultation | No | None apparent | | |
| | Has any community consultation taken place? | | | | |
| | If yes, provide brief details on the form this | | | | |
| | consultation took and any overall community | | | | |
| | response. | | | | |
| 19 | Sustainability of Settlement | No | Does not result in the loss of | | |
| | Would this proposal impact on the sustainability of | | services and is unlikely to impact | | |
| | the settlement through the loss of services and | | on sustainability of the settlement. | | |
| | facilities (for example, employment, retail, public | | | | |
| | house etc) | | | | |
| Cumi | ulative Impact | | | | |
| 20 | Considering housing completions over the past 10 | Α | Number of houses in 2006: 1247 | | |
| | years, what has been the level of housing growth in | | Number of houses in 2016: 1344 | | |
| | the parish? | | Percentage Growth: 7.78% | | |
| | Less than 5% growth (G) | | | | |
| | • 5% to 20% growth (A) | | | | |
| | More than 20% growth (R) | | | | |
| | This is calculated by working out the total number of | | | | |
| | completions over the last ten years as a percentage | | | | |
| | of the dwellings in April 2006 (as calculated using | | | | |
| | census and completions data). | | | | |
| 21 | What level of housing growth would there be if all the | Α | Number of houses in 2016: 1344 | | |
| | outstanding permissions (as of April 2016) were to | | Number of outstanding completions | | |
| | be completed? | | 2016: 195 | | |
| | Less than 5% growth (G) | | Percentage Growth: 14.51% | | |
| | • 5% to 20% growth (A) | | | | |
| | More than 20% growth (R) | | | | |
| | This is calculated by working out the total number of | | | | |
| | outstanding permissions as of April 1st 2016 as | | | | |
| | percentage of the total number of dwellings in April | | | | |
| | 2016 (as calculated using census and completions | | | | |
| | data). | | | | |
| | ical Constraints | | | | |
| 22 | Are there any physical constraints or permanent | G | None apparent | | |
| | features that affect the site's developability? | | | | |
| | For example pylons, gas works, sewage treatment | | | | |
| _ | works, topography or wind turbines. | | | | |
| | ionship to Settlement | | | | |
| 23 | Would development of the site be complementary to | Α | The site would form an extension of | | |
| | the existing settlement pattern, and would it have an | | the existing consented assisted | | |
| | adverse impact on any historic, unique or distinctive | | living site to the east. There would | | |
| | characteristics of the settlement's built or natural | | be limited impact to the historic | | |
| | form? | | characteristics of the settlement | | |
| | | | however the site may impact upon | | |

| | | | the natural characteristic of the area, affecting the buffer between the settlement and the lvel river. |
|---------------------------|---|---|---|
| Agricultural Land Quality | | | |
| 24 | Would the development impact on high quality agricultural land? | А | 100% Grade 3 - The most recent data from Natural England does not |
| | 50% or more in non-agricultural land (G) | | sub-classify Grades 3a and 3b. |
| | 50% of more in Grade 3b, 4 or 5 (A) | | Therefore site must be rated |
| | 50% or more in Grade 1, 2 or 3a (R) | | Amber. |

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

| | Stage 2B will be looked at as a whole using planning balance. | | | |
|-------|---|-----|--|--|
| Trans | 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. | | | |
| | legues relating to conscitu are accessed constraint | | | |
| 25a | Issues relating to capacity are assessed separately Does the settlement have a Primary/Lower school? | G | Settlement contains a lower school | |
| ZJa | Yes, in the settlement (G) | G | Settlement Contains a lower School | |
| | Yes, proposed as part of the development (G) | · · | | |
| | No, but an adjoining settlement does (A) | | | |
| | Not in the settlement or an adjoining | | | |
| | settlement (R) | | | |
| 25b | Does the settlement have a Middle school (if | Α | Does not have a middle school, | |
| | applicable)? | | other catchment school available | |
| | Yes, in the settlement (G) | | elsewhere | |
| | Yes, proposed as part of the development (G) | | | |
| | No, but an adjoining settlement does (A) | | | |
| | Other catchment school available (A) | _ | | |
| 25c | Does the settlement have a Secondary/ Upper | Α | Does not have a Secondary/Upper | |
| | school? | | school, nearest being in nearby Henlow | |
| | Yes, in the settlement (G) Yes, proposed as part of the development (G) | | Herilow | |
| | No, but an adjoining settlement does (A) | | | |
| | Other catchment school available (A) | | | |
| 25d | Does the settlement have a GPs surgery or medical | G | Does have a GP's surgery | |
| | centre? | | | |
| | Yes, in the settlement (G) | | | |
| | Yes, proposed as part of the development (G) | | | |
| | No, but an adjoining settlement does (A) | | | |
| | Not in the settlement or an adjoining | | | |
| | settlement (R) | | | |
| 26 | What retail provision does the settlement offer? | Α | Has a convenience store but no | |
| | Town Centre/ Supermarket (G) | | town centre | |
| | Convenience Store / Post Office / Newsagent | | | |
| | (A) | | | |
| | None (R) | | | |

| 28 | Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) | G R | The site is 349 metres away from the nearest bus stop The site is over 1,200m away from the nearest train station |
|-----|--|------------|---|
| 29 | Is the site accessible from the existing road network? | A | Is not accessible from road network, would need to use access from adjacent development, this may not be well suited for the site. |
| | ol Capacity | | |
| 30 | Do the local schools have capacity at all tiers? | R | Not enough capacity to accommodate a great deal of growth at Langford Lower school. Middle and upper places are already tight. |
| 31 | If not, has a commitment been made to address | R | So lower school expansion land/ |
| | this? | | new school site is likely to be |
| 101 | | | required |
| | r Utilities (Gas, Electricity and Broadband Infrastruc | | |
| 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. |
| | age and Flooding (All sites subject to Sequential Te | 1 | |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) | R | Level 2 assessment required |
| | onmental Health | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses | R/A/G G | Awaiting Comments No immediate issues |
| 00 | Awjenning does | | เพ แบบเดเซ เออนซอ |

| noise and smell) | |
|--|--|
| Environmental Constraints | |
| 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 would intrude into Ivel corridor. River setting for Langfor retain rural land us place as well as guinfrastructure. Devimpact on Langfor GI corridor to west | c corridor forms d – critical to se for sense of reen velopment would d Common and t. |
| What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets? A – A H - G Archaeology - Site contain multiperiod archaeological ren but this would not allocation providing appropriate mitigation undertaken Heritage – No issue | d nains prevent g tion is ues identified |
| Becological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? A Partially in floodplating habitats, cumulating hab | • |
| Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure? A/R Parish GI plan asp manage riverside of village as public Eastern section contains appropriate for device delivers public open on the western section on the western section contains appropriate for device delivers public open on the western section contains appropriate for device delivers public open on the western section of the western section contains appropriate for device delivers public open on the western section contains appropriate for device delivers public open on the western section of th | area at north end c open space. ould be velopment that en space benefits ction, enhances og, habitats and sk, and relates |
| Minerals and Waste | |
| What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? A Within MSA | |
| Planning History | |
| 41 What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) No planning history | У |
| Does the site continue to next stage? | |

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Although the site is not over 50% within the flood plain. Comments from external consultees identify the potential for flooding to still occur as the site is situated within the River Ivel's flood plain, however this could potentially be mitigated. Alongside possibilities for ecological enhancements. Site is therefore worthy of further consideration.

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 The Council's Residential consultants, is the probability of the site being viable Development Viability Report (Feb high, medium or low? 2017) indicates that residual value of development in this value area High (G) Benchmark land value comfortably and at this scale would exceed exceeded by likely residual value both the upper and lower Low (A) Marginal viability, with likely residual benchmark land values and as land value close to benchmark land value such the report indicates that such Very Low (R) Likely residual value well below development would likely be viable. benchmark land value **Achievability** 44 The Council's Residential Are there any market factors which would affect deliverability? Development Viability Report (Feb. 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. 45 When can the scheme realistically commence 0 to 5 years

| | delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period | |
|------|---|--|
| 46 | What is the indicative build out time of the site? | The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after. |
| Does | the site pass this stage? | Yes |

SUMMARY

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

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

- 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 HOUSING⁵²

| Site details | Site details | | | | |
|-----------------------|--|--|--|--|--|
| Reference Number | NLP144 | | | | |
| Site Name | Land off St Andrews Way Langford | | | | |
| Site Address | Land off St Andrews Way Langford | | | | |
| Settlement | Langford | | | | |
| Size | Submitted Developable Area: 1.27ha Submitted Whole Site Area: 1.27ha Measured GIS Area: 1.27ha | | | | |
| 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.

| | EE 1A ASSESSMENT | U C' | Catacida a attaca da attaca da ataca d |
|-------|--|-------------|--|
| | stage of the assessment rules out sites that are too sma | ii or confi | lict with national policy designations. |
| | sional Site Capacity | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % | No | Number of proposed dwellings as per proforma: 38 |
| | depending on site size of land for infrastructure and services, take into account topography or significant | | |
| | areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% | | Number of proposed dwellings as per CBC methodology: |
| | 0.4 to 2 hectares 80% | | 30 |
| | 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if | | |
| | this is smaller. | | |
| Flood | I Risk (All sites which reach Stage 2 will be subject to the | ne Seque | ntial Test) |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | |
| Natio | nally significant designations (All sites which reach S | tage 2 b | e subject to detailed assessment) |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | No 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 |

 52 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 more⁵³. **Relationship to Settlement** For sites that are not of a sufficient scale to be self-G The site is a logical extension with contained, is the site a logical extension to the good access from the main road settlement or are there any major physical and does not identify any major constraints(for example A roads, rivers or railways) constraints. The site lies outside that separate it from the main settlement? the settlement envelope but is well related to the settlement pattern. 7 G No coalescence identified 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.

Does the site continue to next stage?

| STAC | GE 1C ASSESSMENT | | | | |
|--------|--|-----------------|--|--|--|
| This | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵⁴ . | | | | |
| Critic | cal Infrastructure | | | | |
| 8 | Can the site meet the critical infrastructure G | None identified | | | |
| | requirements that will enable delivery ⁵⁵ ? | · | | | |
| Does | Does the site continue to next stage? Yes | | | | |

| STAC | STAGE 1D ASSESSMENT | | | | | |
|--------|---|-----------|-------------------------------|--|--|--|
| This s | This stage of the assessment rules out sites that are not available. A site is considered available for | | | | | |
| devel | opment where there are no legal or ownership problems | s and the | e landowner has expressed an | | | |
| | ion to develop the site. | | · | | | |
| Avail | ability | | | | | |
| 9 | What is the existing use of the site? | G | Vacant green field | | | |
| | Would the existing use limit the development | | | | | |
| | potential? | | | | | |
| 10 | Is the land controlled by a developer or land owner | Α | Intent on developing the site | | | |
| | who has expressed an intention to develop the site? | | | | | |
| 11 | Are there any legal or ownership problems that could | G | None apparent | | | |
| | delay or prevent development? | | | | | |
| | If Yes, then can these be issues be realistically | | | | | |
| | overcome? | | | | | |
| 12 | Does the site already have planning permission for | G | None apparent | | | |

53

⁵⁵ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

⁵⁴ 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.

| the proposed use? If yes, then score as Red because it's not eligible for allocation. | |
|---|-----|
| Does the site continue to next stage? | Yes |

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

| Plan. | Plan. | | | | |
|-------|--|----|--|--|--|
| Greei | 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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | 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 2.56 | 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 R 100% Green field, therefore not

⁵⁶ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

| | M. J. NDDE I & M. O. | ı | | | |
|----------------------------|--|----------|--|--|--|
| | with the NPPF definition? | | PDL | | |
| | • 76% - 100% (G) | | | | |
| | • 26 - 75% (A) | | | | |
| | 25% - 0% (Greenfield) (R) | | | | |
| | nunity | | | | |
| 17 | Neighbourhood Planning (only applicable in | No | Not in a neighbourhood planning | | |
| | designated areas) | | designation area | | |
| | Is the site identified as a housing allocation in an | | | | |
| | emerging Neighbourhood Plan? | | | | |
| 18 | Community Consultation | No | None apparent | | |
| | Has any community consultation taken place? | | | | |
| | If yes, provide brief details on the form this | | | | |
| | consultation took and any overall community | | | | |
| | response. | | | | |
| 19 | Sustainability of Settlement | No | Would not result in the loss of | | |
| | Would this proposal impact on the sustainability of | | services or impact on sustainability | | |
| | the settlement through the loss of services and | | of the settlement | | |
| | facilities (for example, employment, retail, public | | or and common to | | |
| | house etc) | | | | |
| Cumu | lative Impact | | | | |
| 20 | Considering housing completions over the past 10 | Α | Number of houses in 2006: 1247 | | |
| | years, what has been the level of housing growth in | | Number of houses in 2016: 1344 | | |
| | the parish? | | Percentage Growth: 7.78% | | |
| | Less than 5% growth (G) | | 3 | | |
| | • 5% to 20% growth (A) | | | | |
| | More than 20% growth (R) | | | | |
| | This is calculated by working out the total number of | | | | |
| | completions over the last ten years as a percentage | | | | |
| | of the dwellings in April 2006 (as calculated using | | · · | | |
| | census and completions data). | | | | |
| 21 | What level of housing growth would there be if all the | Α | Number of houses in 2016: 1344 | | |
| | outstanding permissions (as of April 2016) were to | / \ | Number of outstanding completions | | |
| | be completed? | | 2016: 195 | | |
| | Less than 5% growth (G) | | Percentage Growth: 14.51% | | |
| | • 5% to 20% growth (A) | | 1 Crocinage Growth. 14.0170 | | |
| | | | | | |
| | More than 20% growth (R) This is colorated by weating out the total number of | | | | |
| | This is calculated by working out the total number of | | | | |
| | outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April | | | | |
| | | | | | |
| | 2016 (as calculated using census and completions data). | | | | |
| Physi | ical Constraints | | | | |
| 22 | Are there any physical constraints or permanent | G | None apparent | | |
| | features that affect the site's developability? | | Trong apparent | | |
| | For example pylons, gas works, sewage treatment | | | | |
| | works, topography or wind turbines. | | | | |
| Relationship to Settlement | | | | | |
| 23 | Would development of the site be complementary to | G | The site would have no impact on | | |
| | the existing settlement pattern, and would it have an | | either the built or natural | | |
| | adverse impact on any historic, unique or distinctive | | characteristics of the settlement | | |
| | characteristics of the settlement's built or natural | | The section of the se | | |
| | form? | | | | |
| Agric | ultural Land Quality | I | | | |
| 24 | Would the development impact on high quality | R | Site is 100% on Grade 1 | | |
| | agricultural land? | | agricultural land | | |
| | 50% or more in non-agricultural land (G) | | <u> </u> | | |
| | 3070 or more in non agricultural land (0) | <u> </u> | <u> </u> | | |

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

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

| | Stage 2B will be looked at as a whole using planning balance. | | | | |
|----------------------------------|---|-----------|---|--|--|
| Transport and Access to Services | | | | | |
| 25 | <u> </u> | | | | |
| 23 | Question 26 considers the suitability and sustainability of the site for housing. It links to the | | | | |
| | Council's Settlement Hierarchy Audit. | Or the on | is for flodding. It links to the | | |
| | Council of Council of the Financing Tradition | | | | |
| | Issues relating to capacity are assessed separately | | | | |
| 25a | Does the settlement have a Primary/Lower school? | G | Does have a lower school | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 25b | Does the settlement have a Middle school (if | Α | Does not have a middle school, | | |
| | applicable)? | | other catchment school available | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25c | Does the settlement have a Secondary/ Upper | Α | Does not have a secondary/upper | | |
| | school? | | school, nearest being in Henlow | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25d | Does the settlement have a GPs surgery or medical | G | Does have a GP's surgery | | |
| | centre? | | | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 26 | What retail provision does the settlement offer? | Α | Has a convenience store but no | | |
| | Town Centre/ Supermarket (G) | | town centre | | |
| | Convenience Store / Post Office / Newsagent | | | | |
| | (A) | | | | |
| 07 | None (R) Distance to be a state of the formula formula (a). | Δ. | 0:15 :5 400 -5 -10 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5 | | |
| 27 | Distance to bus stops with a frequent service (at | Α | Site is 403 metres away from the | | |
| | least hourly at peak times): | | nearest bus stop | | |
| | • Less than 400m (G) | | | | |
| | • 400m-800m (A) | | | | |
| | Over 800m (R) OB submission (associated that improved the standard st | | | | |
| | OR submission form stated that improved Public transport facilities could be provided as | | | | |
| | public transport facilities could be provided as | | | | |
| | part of the development (G) | | | | |

| 28 | Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) | R | Site is over 1,200m away from the nearest train station |
|-------------|--|-----------|---|
| 29 | Is the site accessible from the existing road network? | A | Site has access from St. Andrew's Way, although this access is a minor trunk road into an existing residential development |
| Scho | ol Capacity | | |
| 30 | Do the local schools have capacity at all tiers? | R | Not enough capacity to accommodate a great deal of growth at Langford Lower school. Middle and upper places are already tight. |
| 31 | If not, has a commitment been made to address this? | R | So lower school expansion land/ new school site is likely to be required |
| | r Utilities (Gas, Electricity and Broadband Infrastruc | ture will | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | A | Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required. |
| Drain | age and Flooding (All sites subject to Sequential Te | st) | any apgraided required. |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) | Á | Provisionally no Level 2 assessment required. |
| Envir 34 | onmental Health Contamination | D/A/C | Awaiting Comments |
| 34 | Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | G | No immediate issues |
| | onmental Constraints | | Davidana art a santalit '' |
| 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 | G | Development acceptable if set within landscape scheme which safeguards existing residents and creates rural edge to east. |

| | 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? | A – A H - G | Archaeology - Site is known to contain multiperiod archaeological remains but this would not prevent allocation providing appropriate mitigation is undertaken. Heritage – No issues identified |
| 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 | Arable land, opportunity for enhancement |
| 39 | Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure? | R | Parish GI plan aspiration to maintain this area as agriculture / open grassland area, between Church Street and railway line. |
| Miner | rals and Waste | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | A | Within MSA |
| | ning History | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | No planning history |
| Does | the site continue to next stage? | | Yes |

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Comments from consultees have highlighted the need to provide soft landscaping to maintain the rural edge of the settlement and to mitigate visual impacts upon the wider landscape. The site does not project beyond the existing back line of residential development and is well related to the existing settlement and pattern of development. No overriding constraints to development have been identified and as such it is considered that the site is worthy of further assessment.

STAGE 3: ACHIEVABILITY

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

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

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

| 44 Are there any market factors which would affect deliverability? 45 When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years | The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements, and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. O to 5 years |
|---|--|
| Outside Plan Period | |
| What is the indicative build out time of the site? | The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site. |
| Does the site pass this stage? | Yes |

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 HOUSING⁵⁷

| Site details | |
|-----------------------|---|
| Reference Number | NLP230 |
| Site Name | Bridge Field |
| Site Address | Bridge Field |
| Settlement | Langford |
| Size | Submitted Developable Area: 3.35 ha Submitted Whole Site Area 3.35 ha Measured GIS Area: 3.3 ha |
| Proposed Use | Residential |
| Any other information | |

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

| CTAC | | | | |
|-------|---|---------------|--|--|
| | STAGE 1A ASSESSMENT This stage of the assessment rules out sites that are too small or conflict with national policy designations. | | | |
| | | ii or com | ict with hational policy designations. | |
| | sional Site Capacity | NIa | Newshau of managed developes | |
| 1 | Is the site likely to accommodate less than 10 | No | Number of proposed dwellings as | |
| | dwellings? Work out the number of new homes from site size | | per proforma: | |
| | | | 60 | |
| | using density of 30dph and exclude up to 40 % | | | |
| | depending on site size of land for infrastructure and | | Number of proposed devellings of | |
| | services, take into account topography or significant areas of undevelopable land. | | Number of proposed dwellings as | |
| | Site Size Gross to net ratio standards | | per CBC methodology: | |
| | Up to 0.4 hectare 100% | | 59 | |
| | 0.4 to 2 hectares 80% | | 39 | |
| | 0.4 to 2 flectales 80% 2 hectares or above 60% | | | |
| | Note: for this calculation use the submitted | | | |
| | | | | |
| | Developable Area, or the area measured in GIS if this is smaller. | | | |
| Flood | Risk (All sites which reach Stage 2 will be subject to the | l ne Segue | l ntial Test) | |
| 2 | Is more than 50% of the site located in Flood Zone 2 | No | Not in flood zone 2 or 3 | |
| _ | or 3? | | 1101 111 11000 20110 2 01 0 | |
| 3 | Is more than 50% of the site at risk from surface | No | Not in flood zone 2 or 3 | |
| | water flooding? | | | |
| Natio | nally significant designations (All sites which reach S | tage 2 b | e subject to detailed assessment) | |
| 4 | Is more than 50% of the site covered by nationally | No | Not in a designation area | |
| | significant designations? These are: Sites of Special | | | |
| | Scientific Interest, National Nature Reserves, | | | |
| | Scheduled Monuments, Registered Parks and | | | |
| | Gardens. | | | |
| 5 | Is more than 50% of the site located within the Area | No | Not in an AONB | |
| | of Outstanding Natural Beauty? | | | |
| Does | Does the site continue to next stage? | | | |

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

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? | A | The site lies on the edge of the settlement, adjoining existing development to the north and west. The full extent of the site extends beyond the settlement line but could form an extension to the settlement as long as it follows the linear pattern of adjacent development or does not extend too far southwards. |
|------|---|---|---|
| 7 | Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. | G | The site does not cause coalescence. |
| Does | the site continue to next stage? | | Yes |

| STAC | STAGE 1C ASSESSMENT | | | |
|--------|--|---|---------------|--|
| This s | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵⁹ . | | | |
| Critic | Critical Infrastructure | | | |
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ⁶⁰ ? | G | None Required | |
| Does | Does the site continue to next stage? Yes | | | |

STAGE 1D ASSESSMENT

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

Availability

9 What is the existing use of the site?
Would the existing use limit the development potential?

10 Is the land controlled by a developer or land owner G Intent on developing the site

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.

| | who has expressed an intention to develop the site? | | |
|------|--|---|-----------------------------------|
| 11 | Are there any legal or ownership problems that could | G | No issues |
| | delay or prevent development? | | |
| | If Yes, then can these be issues be realistically | | |
| | overcome? | | |
| 12 | Does the site already have planning permission for | G | Does not have planning permission |
| | the proposed use? If yes, then score as Red | | |
| | because it's not eligible for allocation. | | |
| Does | Does the site continue to next stage? | | Yes |

Consultants will evaluate each site which lies within the Green Belt to assess harm to the wider Green Belt to provide the evidence as to whether the sustainability benefits of each allocation would outweigh any potential harm post mitigation.

| Potei | potential nami post mitigation. | | | | |
|-------|--|----|--|--|--|
| Gree | Greenbelt | | | | |
| 13 | Is the site located within the Green Belt? | No | Not 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? | No | N/A | | |
| 16 | Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt 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 2A ASSESSMENT

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

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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.

| au cot | guestian dage not make that the cite will be outsmotively evaluded at this store on the ratings are | | | | |
|--------|---|-----|---|--|--|
| | question does not mean that the site will be automatically excluded at this stage as the ratings across | | | | |
| | Stage 2 will be looked at as a whole using planning balance. | | | | |
| | Previously Developed Land | | | | |
| 17 | Is the site Previously Developed Land in accordance | R | 100% Greenfield and is therefore | | |
| | with the NPPF definition? | | not PDL | | |
| | • 76% - 100% (G) | | | | |
| | • 26 - 75% (A) | | | | |
| | • 25% - 0% (Greenfield) (R) | | | | |
| Comr | | | | | |
| | nunity | NI- | Lauretaudia natalla satad fan a | | |
| 18 | Neighbourhood Planning (only applicable in | No | Langford is not allocated for a | | |
| | designated areas) | | neighbourhood plan | | |
| | Is the site identified as a housing allocation in an | | | | |
| | emerging Neighbourhood Plan? | | | | |
| 19 | Community Consultation | No | No community consultation taken | | |
| | Has any community consultation taken place? | | place | | |
| | If yes, provide brief details on the form this | | | | |
| | consultation took and any overall community | | | | |
| | response. | | | | |
| | respenses. | | | | |
| 20 | Sustainability of Settlement | No | Would not result in the loss of | | |
| 20 | Would this proposal impact on the sustainability of | 140 | services. | | |
| | the settlement through the loss of services and | | Services. | | |
| | | | | | |
| | facilities (for example, employment, retail, public | | | | |
| | house etc) | | | | |
| | lative Impact | | | | |
| 21 | Considering housing completions over the past 10 | Α | No. Houses 2006: 1,247 | | |
| | years, what has been the level of housing growth in | | No. Houses 2016: 1,344 | | |
| | the parish? | | % Growth: 7.78% | | |
| | Less than 5% growth (G) | | | | |
| | • 5% to 20% growth (A) | | | | |
| | More than 20% growth (R) | | | | |
| | This is calculated by working out the total number of | | | | |
| | completions over the last ten years as a percentage | | | | |
| | of the dwellings in April 2006 (as calculated using | | | | |
| | | | | | |
| 00 | census and completions data). | Α | N 11 0040 4 044 | | |
| 22 | What level of housing growth would there be if all the | Α | No. Houses 2016: 1,344 | | |
| | outstanding permissions (as of April 2016) were to | | No. Outstanding Permissions: 195 | | |
| | be completed? | | % Growth: 15% | | |
| | Less than 5% growth (G) | | | | |
| | • 5% to 20% growth (A) | | | | |
| | More than 20% growth (R) | | | | |
| | This is calculated by working out the total number of | | | | |
| | outstanding permissions as of April 1st 2016 as | | | | |
| | percentage of the total number of dwellings in April | | | | |
| | 2016 (as calculated using census and completions | | | | |
| | · · | | | | |
| Dh | data). | | | | |
| | cal Constraints | Λ | There are no absorbed to the | | |
| 23 | Are there any physical constraints or permanent | Α | There are no physical constraints | | |
| | features that affect the site's developability? | | affecting the site and it is relatively | | |
| | For example pylons, gas works, sewage treatment | | flat except for the road frontage | | |
| | works, topography or wind turbines. | | which elevates above the site on | | |
| | | | approach to the bridge. The site is | | |
| | | | also set below the level of the train | | |
| | | | line adjacent to the east of the site. | | |
| Relati | ionship to Settlement | | | | |
| 24 | Would development of the site be complementary to | R | The frontage of the site can be well | | |
| | Trodia development of the ofte be complementary to | 1 \ | I The homage of the site ball be well | | |

| | the existing settlement pattern, and would it have a adverse impact on any historic unique or distinctive characteristics of the settlement's built or natural form? | | related to existing settlement pattern but any extension of this t the south would result in an impact on the linear form and with appropriate buffering of the railway there may not be enough dwellings to move the site forward. Would |
|-------|--|---|---|
| | | | not affect the historical character of |
| | | | the area. |
| Agric | ultural Land Quality | | |
| 25 | Would the development impact on high quality | Α | 100% Grade 3, The most recent |
| | agricultural land? | | data from Natural England does not |
| | 50% or more in non-agricultural land (G) | | sub-classify Grades 3a and 3b. |
| | 50% of more in Grade 3b, 4 or 5 (A) | | Therefore site must be rated as |
| | 50% or more in Grade 1, 2 or 3a (R) | | Amber. |

STAGE 2B 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 2 will be looked at as a whole using planning balance.

| Stage | ge 2 will be looked at as a whole using planning balance. | | | | |
|-------|---|---|-------------------------------------|--|--|
| Trans | sport and Access to Services | | | | |
| 26 | 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 | | | | |
| 26a | Does the settlement have a Primary/Lower school? | G | There is a lower school in Langford | | |
| | 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) | | | | |
| 26b | Does the settlement have a Middle school (if | Α | Langford does not have a middle | | |
| | applicable)? | | school although there is a middle | | |
| | Yes, in the settlement (G) | | school in nearby Henlow and other | | |
| | Yes, proposed as part of the development (G) | | catchment schools available | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 26c | Does the settlement have a Secondary/ Upper | Α | No secondary or Upper school, | | |
| | school? | | nearest is in Henlow. | | |
| | 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) | | | | |
| 26d | Does the settlement have a GPs surgery or medical | G | There is a GP's surgery in | | |
| | centre? | | Langford. | | |
| | 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) | | | | |
| 27 | What retail provision does the settlement offer? | Α | Langford has a convenience store | | |
| | Town Centre/ Supermarket (G) | | alongside other local shops but no | | |
| | Convenience Store / Post Office / Newsagent | | town centre | | |

| | /A\ | | |
|----------|---|-----------|---|
| | (A) | | |
| 20 | None (R) Piotopo de la lacación de la formación (et la lacación de lacación de la lacación de lacación de la lacación de la | 0 | Cita is an area 200 as a constitue as the |
| 28 | Distance to bus stops with a frequent service (at | G | Site is approx. 303m away from the |
| | least 5 days a week): | | nearest bus stop |
| | Less than 400m (G)400m-800m (A) | | |
| | ` ' | | |
| | Over 800m (R) OR submission form stated that improved | | |
| | OR submission form stated that improved public transport facilities could be provided as | | |
| | part of the development (G) | | |
| 29 | Distance to nearest train station: | R | Site is over 800m away from the |
| 23 | Less than 800m (G) | | nearest train station |
| | • 800m-1200m (A) | | nouros aum cianon |
| | • Over 1200m (R) | | |
| 30 | Is the site accessible from the existing road network? | G | Has direct access onto Cambridge |
| | g | | road |
| Scho | ol Capacity | | |
| 31 | Do the local schools have capacity at all tiers? | Α | Not much lower school capacity to |
| | | | manage additional homes, middle |
| | | | and upper schools already over |
| | | | capacity |
| 32 | If not, has a commitment been made to address | Α | Lower school contributions likely to |
| | this? | | be required, plans are in place to |
| | | | expand middle and upper school |
| Wato | r Utilities (Gas, Electricity and Broadband Infrastruc | turo will | places in the area. |
| 33 | Is there the capacity to provide all required | A | Water utilities companies have a |
| | infrastructure for waste water and potable water? | | statutory duty to supply water and |
| | | | waste water infrastructure to new |
| | | | development sites and a lack of |
| | | | available capacity does not prevent |
| | | | future development. Any |
| | | | infrastructure upgrades required |
| | | | will depend on the quantum and |
| | | | location of growth falling within |
| | | | each catchment area. Whilst the |
| | | | Stage 1 Water Cycle Study (April |
| | | | 2017) identifies the current capacity |
| | | | of existing water infrastructure, a |
| | | | Stage 2 study will be prepared to test the cumulative effect of sites |
| | | | that have been shortlisted for |
| | | | allocation in the Local Plan and |
| | | | identify the nature and timing of |
| | | | any upgrades required. |
| Drain | age and Flooding (All sites subject to Sequential Te | est) | |
| 34 | Can suitable drainage of the site be provided? | Ğ | Site is at limited risk of surface |
| | • | | water flooding, assessment is |
| | | | unlikely to be required |
| 25 | One the development of | D/A/O | To be completed to OFDA |
| 35 | Can the development be accommodated safely and | R/A/G | To be completed by SFRA |
| | sustainably on site without increasing flood risk on, | | Consultants |
| | to, or from the site? (Consider the impact of the risk of fluvial, surface | | |
| | water, ground water, reservoir and sewer flooding, | | |
| | and the need to accommodate water management | | |
| <u> </u> | and the need to accommodate water management | l | |

| | infrastructure on site, and how this affects the | | |
|------|---|----------------|---|
| | proportion of the site that can safely be developed). | | |
| | ronmental Health | T = / . / a | |
| 36 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 37 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | A | Railway noise |
| Envi | ronmental Constraints | | |
| 38 | 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 is within the landscape corridor of the Ivel Valley, any minor development would need strong screen integration. Paddocks retain a rural character within village and form setting of river corridor. Character of Ivel valley threatened by growth impinging on traditional features and tranquillity of setting. |
| 39 | Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets? | A – G H - G | Archaeology - Site is considered to have low archaeological potential Heritage - No apparent conservation concerns |
| 40 | 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 | Potential impact to farmland species though good opportunity for ecological enhancements through creation of wildlife corridors and buffering along railway. |
| 41 | Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure? | A/G | Bridleway along western edge would need to be retained and enhanced within green corridor. Potential to enhance landscaping along eastern edge. |
| | rals and Waste | | |
| 42 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | G | No issues |
| Plan | ning History | | |
| 43 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | No history |
| | | | |
| | | | |
| Does | the site continue to next stage? | | Yes |

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

There are access and amenity concerns in relation to site levels in relation to the existing road network, whereby the highway begins to elevate above the site in the north eastern corner of the site, appropriate buffering of the railway will also be required. There are no issues with archaeology or heritage impacts and development within the site could provide a opportunity for ecological enhancements. No overriding constraints to development have been identified and as such it is considered that the site is worthy of further consideration.

STAGE 3: ACHIEVABILITY

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

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

Α

Viability

- Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?
 - High (G): Benchmark Land Value exceeded
 - Medium (A) Benchmark Land Value met (within 20% of target)
 - Low (R) Benchmark Land Value not met

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

Are there any market factors which would affect deliverability?

The Council's Residential Development Viability Report (Feb. 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.

This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway: M1 improvements: and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower

| | | value areas of the Authority. |
|------|--|---|
| 47 | When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period | 0-5 years |
| 48 | Considering the size of the site and the number of potential housebuilders, what is the indicative build out time of the site? | The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after. |
| Does | the site pass this stage? | Yes |

SUMMARY

Is the site:

Suitable? Yes/ No Available? Yes/ No

Achievable? Yes/ No

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:

- 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

Site Assessment Framework for HOUSING⁶²

| Site details | |
|------------------|---|
| Reference Number | NLP280 |
| Site Name | Land at Langford Triangle |
| Site Address | Land Rear of High Street, The Leys, Station Road, Cambridge Road, Whiteman |
| | Close, Bentley Close, Langford |
| Settlement | Langford |
| Size | Submitted Developable Area: 10.6ha |
| | Submitted Whole Site Area: 10.6ha |
| | Measured GIS Area: 10.76ha |
| Proposed Use | Residential (with public open space, car parking, landscaping) |
| Any other | A small portion of the site has been granted planning permission CB/15/02419/FULL |
| information | |

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

| STAC | GE 1A ASSESSMENT | | |
|-------|---|------------|---|
| | stage of the assessment rules out sites that are too sma | II or conf | lict with national policy designations. |
| | isional Site Capacity | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if | Yes | Number of proposed dwellings as per proforma: 190 Number of proposed dwellings as per CBC methodology: 190 |
| Floor | this is smaller. d Risk (All sites which reach Stage 2 will be subject to the | ne Segue | l ential Test) |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | Trial 1994 |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | |
| Natio | onally significant designations (All sites which reach S | Stage 2 b | e subject to detailed assessment) |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | No designations 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 |

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an

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

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 more ⁶³ . | | | | | |
|---|---|---|---|--|--|
| Relati | Relationship to Settlement | | | | |
| 6 | For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement? | G | The site is situated on a large open space within the centre of Langford. Some very small portions of the site lie within the settlement envelope but the majority of the site lies outside. The site can be considered logical as it would connect the southern part of the village through its centre and potentially create shorter journeys. No major physical constraints. | | |
| 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 | | |

| STAG | GE 1C ASSESSMENT | | | |
|--------|--|------------|--|--|
| This s | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁶⁴ . | | | |
| Critic | Critical Infrastructure | | | |
| 8 | Can the site meet the critical infrastructure G | None known | | |
| | requirements that will enable delivery ⁶⁵ ? | | | |
| Does | Does the site continue to next stage? | | | |

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G 95% Arable agricultural fields or Would the existing use limit the development equestrian grassland. 5% potential? developed. 10 Is the land controlled by a developer or land owner G All owners are intent on developing who has expressed an intention to develop the site? the site 11 Are there any legal or ownership problems that could G No issues delay or prevent development? If Yes, then can these be issues be realistically

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

⁶⁴ 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.

⁶⁵ 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 | Α | A small portion of the site has |
| | the proposed use? If yes, then score as Red | | planning permission for 42 |
| | because it's not eligible for allocation. | | dwellings (CB/15/02419/FULL). |
| Does | the site continue to next stage? | | Yes |

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

| | iaii. | | | | |
|-------|--|----|--|--|--|
| Green | nbelt | | | | |
| 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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | 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 2.66 | 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.

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⁶⁶ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

| Previ | Previously Developed Land | | | | |
|-------|--|----------|---|--|--|
| 16 | Is the site Previously Developed Land in accordance | R | 95% agricultural/greenfield, | | |
| | with the NPPF definition? | | therefore not PDL | | |
| | • 76% - 100% (G) | | | | |
| | • 26 - 75% (A) | | | | |
| | • 25% - 0% (Greenfield) (R) | | | | |
| Comr | nunity | | | | |
| 17 | Neighbourhood Planning (only applicable in | No | Langford is not allocated for a | | |
| '' | designated areas) | 140 | neighbourhood plan | | |
| | Is the site identified as a housing allocation in an | | neighboarnood plan | | |
| | emerging Neighbourhood Plan? | | | | |
| 18 | Community Consultation | No | No community consultation taken | | |
| | Has any community consultation taken place? | | place | | |
| | If yes, provide brief details on the form this | | | | |
| | consultation took and any overall community | | | | |
| | response. | | | | |
| 19 | Sustainability of Settlement | No | Would result in the loss of services. | | |
| | Would this proposal impact on the sustainability of | | | | |
| | the settlement through the loss of services and | | | | |
| | facilities (for example, employment, retail, public | | | | |
| | house etc) | | | | |
| Cumi | ulative Impact | | | | |
| 20 | Considering housing completions over the past 10 | Α | No. Houses 2006: 1,247 | | |
| | years, what has been the level of housing growth in | | No. Houses 2016: 1,344 | | |
| | the parish? | | % Growth: 7.78% | | |
| | Less than 5% growth (G) | | | | |
| | • 5% to 20% growth (A) | | | | |
| | More than 20% growth (R) | | | | |
| | This is calculated by working out the total number of | | | | |
| | completions over the last ten years as a percentage | | | | |
| | of the dwellings in April 2006 (as calculated using | | | | |
| | census and completions data). | _ | | | |
| 21 | What level of housing growth would there be if all the | Α | No. Houses 2016: 1,344 | | |
| | outstanding permissions (as of April 2016) were to | | No. Outstanding Permissions: 195 | | |
| | be completed? | | % Growth: 15% | | |
| | • Less than 5% growth (G) | | | | |
| | • 5% to 20% growth (A) | | | | |
| | More than 20% growth (R) | | | | |
| | This is calculated by working out the total number of | | | | |
| | outstanding permissions as of April 1st 2016 as | | | | |
| | percentage of the total number of dwellings in April | | | | |
| | 2016 (as calculated using census and completions | | | | |
| Physi | data). | | | | |
| 22 | Are there any physical constraints or permanent | G | There are no physical constraints | | |
| | features that affect the site's developability? | | affecting the site and it is relatively | | |
| | For example pylons, gas works, sewage treatment | | flat. | | |
| | works, topography or wind turbines. | | | | |
| Relat | ionship to Settlement | 1 | | | |
| 23 | Would development of the site be complementary to | R | The site is detrimental to the shape | | |
| | the existing settlement pattern, and would it have an | | of the settlement and would result | | |
| | adverse impact on any historic, unique or distinctive | | in the loss of its distinctive | | |
| | characteristics of the settlement's built or natural | | character. Also it would negatively | | |
| | form? | | impact the natural form of the | | |
| | | | settlement, losing important green | | |
| | | <u> </u> | space within the heart of the village | | |
| 1 | | 1 | | | |

| Agric | Agricultural Land Quality | | | | |
|-------|--|---|------------------------------------|--|--|
| 24 | Would the development impact on high quality | Α | 100% Grade 3, The most recent | | |
| | agricultural land? | | data from Natural England does not | | |
| | 50% or more in non-agricultural land (G) | | sub-classify Grades 3a and 3b. | | |
| | 50% of more in Grade 3b, 4 or 5 (A) | | Therefore site must be rated as | | |
| | 50% or more in Grade 1, 2 or 3a (R) | | Amber. | | |

| STAC | AGE 2 ASSESSMENT | | | | |
|-------------|---|-----|---|--|--|
| | his stage further assesses the site's suitability using comments from technical specialists. A red rating for | | | | |
| | question does not mean that the site will be automatically excluded at this stage as the ratings across | | | | |
| | e 2B will be looked at as a whole using planning balance | | | | |
| | sport and Access to Services | | | | |
| 25 | Facilities and services | | | | |
| | Question 26 considers the suitability and sustainability of the site for housing. It links to the | | | | |
| | Council's Settlement Hierarchy Audit. | | | | |
| | | | | | |
| 05 | Issues relating to capacity are assessed separately | | T : 1 : 1 : 1 : 1 | | |
| 25a | Does the settlement have a Primary/Lower school? | G | There is a lower school in Langford | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| 051 | settlement (R) | A | | | |
| 25b | Does the settlement have a Middle school (if | Α | Langford does not have a middle | | |
| | applicable)? | | school although there is a middle | | |
| | Yes, in the settlement (G) | | school in nearby Henlow and other catchment schools available | | |
| | Yes, proposed as part of the development (G) | | Catchinent Schools available | | |
| | No, but an adjoining settlement does (A) | | | | |
| 25. | Other catchment school available (A) | Δ. | NI | | |
| 25c | Does the settlement have a Secondary/ Upper | Α | No secondary or Upper school, | | |
| | school? | | nearest is in Henlow. | | |
| | Yes, in the settlement (G) Yes, proposed as part of the development (G) | | | | |
| | Yes, proposed as part of the development (G) No. has been adjacing a settlement does (A) | | | | |
| | No, but an adjoining settlement does (A) Other actal most selection (A) | | | | |
| 25d | Other catchment school available (A) Dear the cattlement boys a CDs surgery ar medical. | G | There is a CD's surgery in | | |
| 25 0 | Does the settlement have a GPs surgery or medical centre? | G | There is a GP's surgery in Langford. | | |
| | | | Langioru. | | |
| | Yes, in the settlement (G)Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 26 | What retail provision does the settlement offer? | Α | Langford has a convenience store | | |
| 23 | Town Centre/ Supermarket (G) | , , | alongside other local shops but no | | |
| | Convenience Store / Post Office / Newsagent | | town centre | | |
| | (A) | | | | |
| | None (R) | | | | |
| 27 | Distance to bus stops with a frequent service (at | G | Site is 241 metres away from the | | |
| | least hourly at peak times): | | nearest bus stop | | |
| | Less than 400m (G) | | | | |
| | • 400m-800m (A) | | | | |
| | - room oom (r) | | | | |

| Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) Distance to nearest train station: R Site is over 1,200 metres and station is station. | |
|---|-----------|
| public transport facilities could be provided as part of the development (G) | |
| part of the development (G) | |
| part of the development (G) | |
| | |
| | way |
| Less than 800m (G) from the nearest train stati | |
| • 800m-1200m (A) | |
| | |
| Over 1200m (R) The existing read naturally and the exist | |
| 29 Is the site accessible from the existing road network? A The existing road network | |
| surrounds the site on all si | |
| however access is blocked | |
| areas of the site by housin | |
| for a couple of small lanes | • |
| School Capacity | |
| 30 Do the local schools have capacity at all tiers? A Not much lower school capacity at all tiers? | pacity to |
| manage additional homes, | |
| and upper schools already | |
| capacity | - · - · |
| 31 If not, has a commitment been made to address A Lower school contributions | likely to |
| this? | |
| | |
| expand middle and upper | SCHOOL |
| places in the area. | ~~\ |
| Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later sta | |
| 32 Is there the capacity to provide all required A Water utilities companies h | |
| infrastructure for waste water and potable water? | |
| waste water infrastructure | |
| development sites and a la | ick of |
| available capacity does no | t prevent |
| future development. Any | - |
| infrastructure upgrades rec | guired |
| will depend on the quantur | |
| location of growth falling w | |
| each catchment area. Whi | |
| | |
| Stage 1 Water Cycle Study | |
| 2017) identifies the current | |
| of existing water infrastruc | |
| Stage 2 study will be prepared | |
| test the cumulative effect of | |
| that have been shortlisted | for |
| allocation in the Local Plar | and |
| identify the nature and time | ng of |
| any upgrades required. | 5 |
| Drainage and Flooding (All sites subject to Sequential Test) | |
| 33 What is the conclusion of the sequential approach to G Site is at limited risk of sur | face |
| site allocations, in regards to flood risk? | |
| | . 13 |
| | |
| Consider Further Assessment (A) | |
| Further Assessment Required (R) | |
| Environmental Health | |
| 34 Contamination G No significant issues | |
| Are there any contamination constraints on site and | |
| will there be any remediation required? | |
| 35 Adjoining uses G Railway Noise | |
| Would any adjoining uses have the potential to | |
| | |
| cause conflict with the proposed use? (for example; | |
| noise and smell) | |

| Envi | Environmental Constraints | | | |
|------|---|----------------|---|--|
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | R | unique farmland within heart of village – crucial for landscape and townscape. Need to resist piecemeal loss of land within the "triangle" – farmland provides strong sense of place and open outlook within village. | |
| 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 - Part of site is known to contain archaeological remains; 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 | Old pasture land, likely high wildlife interest | |
| 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 | Leisure and GI - Parish GI plan aspiration to create open space / allotments / play in this area. | |
| Mine | rals and Waste | | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | G | No issues | |
| | ning History | | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | CB/15/02419/FULL - A small portion of the site has planning permission for 42 dwellings | |
| Does | s the site continue to next stage? | | No | |

STAGE 2 ASSESSMENT CONCLUSION

<u>Is the site suitable for the proposed development?</u>

It is considered that development of this site would severely impact on the character of the village which includes the pattern of development, resulting in the loss of the 'Triangle' feature that characterises the built form of the village. It is considered that this harm would significantly and demonstrably outweigh the benefits of development. There appears to be existing access issues as there is no clear point of access onto the main road. For the reasons outlined it is considered that the site is not worthy of further consideration.

Site Assessment Framework for HOUSING⁶⁷

| Site details | |
|------------------|---------------------------------------|
| Reference Number | NLP302 |
| Site Name | Land off Prospect Rd and Curneys Lane |
| Site Address | Land off Prospect Rd and Curneys Lane |
| Settlement | Langford |
| Size | Submitted Developable Area: 4 ha |
| | Submitted Whole Site Area 4 ha |
| | Measured GIS Area: 3.57 ha |
| Proposed Use | Residential |
| Any other | |
| information | |

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

| | STAGE 1A ASSESSMENT | | | | |
|---|---|----------|---|--|--|
| | This stage of the assessment rules out sites that are too small or conflict with national policy designations. | | | | |
| | Provisional Site Capacity | | | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. | No | Number of proposed dwellings as per proforma: 80-100 Number of proposed dwellings as per CBC methodology: 63 | | |
| Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test) | | | ential Test) | | |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | | | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | | | |
| Natio | nally significant designations (All sites which reach S | tage 2 b | | | |
| 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 | | |

⁶⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

| insuffi towns | 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 more ⁶⁸ . 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 provides a somewhat logical extension to the later development around Curneys Lane and can be deemed to be a logical extension. However access to the site is not ideal | | |
| 7 | Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. | G | The site does not cause coalescence | | |

| STAG | SE 1C ASSESSMENT | | | |
|--------|---|---------|---|--|
| This s | stage of the assessment rules out sites that are not able | to meet | their critical infrastructure needs ⁶⁹ . | |
| Critic | al Infrastructure | | | |
| 8 | Can the site meet the critical infrastructure | G | None identified | |
| | requirements that will enable delivery ⁷⁰ ? | | · · | |
| Does | Does the site continue to next stage? Yes | | | |

Yes

| STAG | 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 | | | | | | |
| intent | intention to develop the site. | | | | | | |
| Availability | | | | | | | |
| 9 | What is the existing use of the site? | G | Arable land | | | | |
| | Would the existing use limit the development | | | | | | |
| | potential? | | | | | | |
| 10 | Is the land controlled by a developer or land owner | G | Agent representing a private land | | | | |
| | who has expressed an intention to develop the site? | | owner | | | | |
| 11 | Are there any legal or ownership problems that could | G | None apparent | | | | |
| | delay or prevent development? | | | | | | |
| | If Yes, then can these be issues be realistically | | | | | | |
| | overcome? | | | | | | |
| 12 | Does the site already have planning permission for | G | None apparent | | | | |

STAGE 1B ASSESSMENT

Does the site continue to next stage?

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)

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

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

requirements will be undertaken before any sites are allocated.

| the proposed use? If yes, then score as Red because it's not eligible for allocation. | |
|---|-----|
| Does the site continue to next stage? | Yes |

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

| Plan. | 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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | 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 2.71 | No | Site is not supported by a Neighbourhood Plan | | |
| Does | 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

Is the site Previously Developed Land in accordance | R 100% arable

⁷¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

| | with the NDDE definition 0 | | |
|--------|---|----------|--|
| | with the NPPF definition? | | |
| | • 76% - 100% (G) | | |
| | • 26 - 75% (A) | | |
| | • 25% - 0% (Greenfield) (R) | | |
| | nunity | | |
| 17 | Neighbourhood Planning (only applicable in | No | Not in a neighbourhood planning |
| | designated areas) | | designation area |
| | Is the site identified as a housing allocation in an | | |
| | emerging Neighbourhood Plan? | | |
| 18 | Community Consultation | No | None apparent |
| | Has any community consultation taken place? | | |
| | If yes, provide brief details on the form this | | |
| | consultation took and any overall community | | |
| | response. | | |
| 19 | Sustainability of Settlement | No | No impact on sustainability nor |
| | Would this proposal impact on the sustainability of | | does it result in the loss of services |
| | the settlement through the loss of services and | | |
| | facilities (for example, employment, retail, public | | |
| | house etc) | | |
| | ulative Impact | 1 A | 1 1 1 1 2000 1017 |
| 20 | Considering housing completions over the past 10 | Α | Number of houses in 2006: 1247 |
| | years, what has been the level of housing growth in | | Number of houses in 2016: 1344 |
| | the parish? | | Percentage Growth: 7.78% |
| | Less than 5% growth (G) | | |
| | • 5% to 20% growth (A) | | |
| | More than 20% growth (R) | | |
| | This is calculated by working out the total number of | | |
| | completions over the last ten years as a percentage | | |
| | of the dwellings in April 2006 (as calculated using | | |
| 0.4 | census and completions data). | Δ. | N |
| 21 | What level of housing growth would there be if all the | Α | Number of houses in 2016: 1344 |
| | outstanding permissions (as of April 2016) were to | | Number of outstanding completions |
| | be completed? | | 2016: 195 |
| | • Less than 5% growth (G) | | Percentage Growth: 14.51% |
| | • 5% to 20% growth (A) | | |
| | More than 20% growth (R) | | |
| | This is calculated by working out the total number of | | |
| | outstanding permissions as of April 1st 2016 as | | |
| | percentage of the total number of dwellings in April | | |
| | 2016 (as calculated using census and completions | | |
| Dhyoi | data). | | |
| | cal Constraints | <u> </u> | None apparent |
| 22 | Are there any physical constraints or permanent features that affect the site's developability? | G | None apparent |
| | | | |
| | For example pylons, gas works, sewage treatment works, topography or wind turbines. | | |
| Polati | ionship to Settlement | | |
| 23 | Would development of the site be complementary to | Α | The site would have a minimal |
| 23 | the existing settlement pattern, and would it have an | ^ | impact on the natural |
| | adverse impact on any historic, unique or distinctive | | characteristics of the settlement |
| | characteristics of the settlement's built or natural | | however the site is not well related |
| | form? | | to the settlement pattern |
| Agric | ultural Land Quality | | to the settlement pattern |
| 24 | Would the development impact on high quality | R | 100% Grade 1 agricultural land |
| | agricultural land? | 1 | 10070 Grade i agriculturarianu |
| | | | |
| ĺ | 50% or more in non-agricultural land (G) | | |

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

STAGE 2 ASSESSMENT

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

| | age 2B will be looked at as a whole using planning balance. | | | | |
|-----|---|-----------|-------------------------------------|--|--|
| | Transport and Access to Services | | | | |
| 25 | Facilities and services | | | | |
| 23 | Question 26 considers the suitability and sustainability of the site for housing. It links to the | | | | |
| | Council's Settlement Hierarchy Audit. | or the on | to for flodoling. It limite to the | | |
| | Council of Council of the Fundamenty Tradition | | | | |
| | Issues relating to capacity are assessed separately | | | | |
| 25a | Does the settlement have a Primary/Lower school? | G | Settlement has a lower school | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 25b | Does the settlement have a Middle school (if | Α | Does not have a middle school, | | |
| | applicable)? | | other catchment school available in | | |
| | Yes, in the settlement (G) | | another settlement | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25c | Does the settlement have a Secondary/ Upper | Α | Does not have an upper/secondary | | |
| | school? | | school, nearest being in Henlow | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25d | Does the settlement have a GPs surgery or medical | G | Does have a GP's surgery | | |
| | centre? | | | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 26 | What retail provision does the settlement offer? | Α | Has a convenience store but no | | |
| | Town Centre/ Supermarket (G) | | town centre | | |
| | Convenience Store / Post Office / Newsagent | | | | |
| | (A) | | | | |
| | None (R) | | 0;; ; 005 | | |
| 27 | Distance to bus stops with a frequent service (at | G | Site is 335 metres away from the | | |
| | least hourly at peak times): | | nearest bus stop | | |
| | • Less than 400m (G) | | | | |
| | • 400m-800m (A) | | | | |
| | • Over 800m (R) | | | | |
| | OR submission form stated that improved Applied to a state of the state of th | | | | |
| | public transport facilities could be provided as | | | | |
| | part of the development (G) | | | | |

| | | | T = |
|-------------|--|-----------|---|
| 28 | 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 accessible from a farm track and a driveway |
| School | ol Capacity | | |
| 30 | Do the local schools have capacity at all tiers? | R | Not enough capacity to accommodate a great deal of growth at Langford Lower school. Middle and upper places are already tight. |
| 31 | If not, has a commitment been made to address this? | R | Lower school expansion land/ new school site is likely to be required |
| Water | Utilities (Gas, Electricity and Broadband Infrastruc | ture will | be assessed at a later stage) |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | A | Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required. |
| Drain | age and Flooding (All sites subject to Sequential Te | st) | any apgraded required. |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) | G | Site is at limited risk of surface water flooding, assessment is unlikely to be required |
| | onmental Health | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | A | Wind Farm Noise |
| Envir | onmental Constraints | | |
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | G | Development acceptable if set within landscape scheme which safeguards character of lane and creates rural edge to east. |
| 37 | Heritage/ Archaeology | A - A | Archaeology - Site is known to |
| | <u> </u> | • | |

| | What would the impacts of development be on any heritage assets and their setting? | H-G | contain multi-period archaeological remains |
|-------|--|-----|---|
| | Are there any opportunities for enhancement of | | but this would not prevent |
| | these assets? | | allocation providing |
| | | | appropriate mitigation is |
| | | | Undertaken. |
| | | | Heritage – No issues identified |
| 38 | Ecological Assets | G | Opportunity for enhancement |
| | What would the impacts of development be on any | | |
| | biological, geological or ecological assets and are | | |
| | there any opportunities for their enhancement? | | |
| 39 | Open space/leisure and GI assets | R | Parish GI plan aspiration to |
| | Are there any potential conflicts with open space, | | maintain this area as agriculture / |
| | leisure designations or Rights of Way? Is there | | open grassland area, between |
| | capacity to provide the required levels of open space | | Church Street and railway line. |
| | and green infrastructure? | | |
| Mine | rals and Waste | | |
| 40 | What would the impacts of development be on | Α | Within MSA |
| | safeguarded minerals and waste sites, including | | |
| | mineral safeguarding sites? | | |
| Planr | ning History | | |
| 41 | What is the sites planning history? (For example | | No planning history |
| | planning applications and submissions to previous | | |
| | Allocations Plans) | | |
| Does | the site continue to next stage? | | Yes |

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is in Grade 1 agricultural land; however there are no overriding reasons to restrict development of the site which have been identified. The development of this site would need to provide appropriate buffering to mitigate visual impacts on the wider landscape and surrounding area and also provide a net gain for biodiversity.

It is considered that this site is worthy of further consideration.

STAGE 3: ACHIEVABILITY

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

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

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

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 HOUSING⁷²

| Site details | |
|-----------------------|---|
| Reference Number | NLP309 |
| Site Name | Land at Church Street |
| Site Address | Land at Church Street |
| Settlement | Langford |
| Size | Submitted Developable Area: 3.4 ha Submitted Whole Site Area 3.4 ha Measured GIS Area: 3.5 ha |
| Proposed Use | Residential |
| Any other information | |

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

| | GE 1A ASSESSMENT | | | | |
|-------|--|----------|--|--|--|
| | This stage of the assessment rules out sites that are too small or conflict with national policy designations. | | | | |
| | sional Site Capacity | | | | |
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if | No | Number of proposed dwellings as per proforma: 100 Number of proposed dwellings as per CBC methodology: 63 | | |
| | this is smaller. | | | | |
| | Risk (All sites which reach Stage 2 will be subject to the | | , | | |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | Small part of site to the west is in flood zone 2 | | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | Small part of site to the west is in flood zone 2 | | |
| Natio | nally significant designations (All sites which reach S | tage 2 b | e subject to detailed assessment) | | |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | Not in a designated area | | |
| 5 | Is more than 50% of the site located within the Area of Outstanding Natural Beauty? | No | Not in an AONB | | |
| Does | the site continue to next stage? | | Yes | | |

 $^{^{72}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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| ge | |
| Ра | |

| STAG | STAGE 1B ASSESSMENT | | | | | |
|--------|--|---|------------------------------------|--|--|--|
| This s | This stage of the assessment rules out sites that are not well related to existing settlements but are of an | | | | | |
| insuff | insufficient size to be self contained. It also rules out sites which would cause coalescence of existing | | | | | |
| | or villages. For the purposes of this assessment, a sel | | | | | |
| | le 1,500 homes or more ⁷³ . | | | | | |
| Relat | ionship to Settlement | | | | | |
| 6 | For sites that are not of a sufficient scale to be self- | Α | The site provides a somewhat | | | |
| | contained, is the site a logical extension to the | | logical pattern to the development | | | |
| | settlement or are there any major physical | | and can be deemed to be a logical | | | |
| | constraints(for example A roads, rivers or railways) | | extension. However access to the | | | |
| | that separate it from the main settlement? | | site is not ideal | | | |
| 7 | Does the site cause coalescence between an | G | No coalescence caused | | | |
| | 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 | | | | | |
| | as possible is: applications to be provided | | | | | |

| | | 4 | | | | |
|--------|--|---|-----------------|--|--|--|
| | STAGE 1C ASSESSMENT | | | | | |
| This s | This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁷⁴ . | | | | | |
| Critic | Critical Infrastructure | | | | | |
| 8 | Can the site meet the critical infrastructure | G | None identified | | | |
| | requirements that will enable delivery ⁷⁵ ? | | | | | |
| Does | the site continue to next stage? | | Yes | | | |

Yes

leaving a reasonable developable area based on the

individual context of the site.

Does the site continue to next stage?

| STAG | STAGE 1D ASSESSMENT | | | | |
|---------|---|---|-------------------------------|--|--|
| This s | This stage of the assessment rules out sites that are not available. A site is considered available for | | | | |
| develo | development where there are no legal or ownership problems and the landowner has expressed an | | | | |
| intenti | ion to develop the site. | | | | |
| Availa | ability | | | | |
| 9 | What is the existing use of the site? | G | Arable land | | |
| | Would the existing use limit the development | | | | |
| | potential? | | | | |
| 10 | Is the land controlled by a developer or land owner | G | Intent on developing the site | | |
| | who has expressed an intention to develop the site? | | | | |
| 11 | Are there any legal or ownership problems that could | G | None apparent | | |
| | delay or prevent development? | | | | |
| | If Yes, then can these be issues be realistically | | | | |
| | overcome? | | | | |
| 12 | Does the site already have planning permission for | G | None apparent | | |
| | the proposed use? If yes, then score as Red | | | | |

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)

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)

The figure of 1,500 homes has been identified as infrastructure that must happen to enable physical

⁷⁴ 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.

significant delays in the delivery of development.

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

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

STAGE 1E ASSESSMENT

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

| Plan. | | | |
|-------|--|-----|--|
| Greei | nbelt | | |
| 13 | Is the site located within the Green Belt? | No | 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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | 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 2.76 | 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

| i reviously beveloped Land | | | |
|----------------------------|---|---|-------------------------------|
| 16 | Is the site Previously Developed Land in accordance | R | Site is agricultural land and |
| | with the NPPF definition? | | therefore not PDL |

⁷⁶ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

| | | 1 | |
|--------|---|-----|--|
| | • 76% - 100% (G) | | |
| | • 26 - 75% (A) | | |
| | • 25% - 0% (Greenfield) (R) | | |
| Comr | nunity | | |
| 17 | Neighbourhood Planning (only applicable in | No | Not in a neighbourhood planning |
| | designated areas) | | designation area |
| | Is the site identified as a housing allocation in an | | |
| | emerging Neighbourhood Plan? | | |
| 18 | Community Consultation | No | None apparent |
| | Has any community consultation taken place? | | |
| | If yes, provide brief details on the form this | | |
| | consultation took and any overall community | | |
| | response. | | |
| 19 | Sustainability of Settlement | No | No impact on the sustainability of |
| | Would this proposal impact on the sustainability of | | the settlement, nor loss of services |
| | the settlement through the loss of services and | | |
| | facilities (for example, employment, retail, public | | |
| | house etc) | | |
| | llative Impact | T - | |
| 20 | Considering housing completions over the past 10 | Α | Number of houses in 2006: 1247 |
| | years, what has been the level of housing growth in | | Number of houses in 2016: 1344 |
| | the parish? | | Percentage Growth: 7.78% |
| | • Less than 5% growth (G) | | |
| | • 5% to 20% growth (A) | | |
| | More than 20% growth (R) | | |
| | This is calculated by working out the total number of | | |
| | completions over the last ten years as a percentage | | |
| | of the dwellings in April 2006 (as calculated using | | |
| 24 | census and completions data). | ۸ | Number of houses in 2040, 4244 |
| 21 | What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to | Α | Number of houses in 2016: 1344 Number of outstanding completions |
| | be completed? | | 2016: 195 |
| | Less than 5% growth (G) | | Percentage Growth: 14.51% |
| | • 5% to 20% growth (A) | | T crocmage Growth: 14.0170 |
| | More than 20% growth (R) | | |
| | This is calculated by working out the total number of | | |
| | outstanding permissions as of April 1st 2016 as | | |
| | percentage of the total number of dwellings in April | | |
| | 2016 (as calculated using census and completions | | |
| | data). | | |
| Physi | cal Constraints | | |
| 22 | Are there any physical constraints or permanent | G | None apparent |
| | features that affect the site's developability? | | |
| | For example pylons, gas works, sewage treatment | | |
| | works, topography or wind turbines. | | |
| Relati | onship to Settlement | | |
| 23 | Would development of the site be complementary to | Α | The site would have a minimal |
| | the existing settlement pattern, and would it have an | | impact on the natural |
| | adverse impact on any historic, unique or distinctive | | characteristics of the settlement |
| | characteristics of the settlement's built or natural | | however the site is not well related |
| | form? | | to the settlement pattern |
| | ultural Land Quality | | 1,000/ 0 1,000 |
| 24 | Would the development impact on high quality | Α | 100% Grade 3 The most recent |
| | agricultural land? | | data from Natural England does not |
| | 50% or more in non-agricultural land (G) | | sub-classify Grades 3a and 3b. |
| | 50% of more in Grade 3b, 4 or 5 (A) | | Therefore site must be rated |

| • 50% or more in Grade 1, 2 or 3a (R) | 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.

| | Stage 2B will be looked at as a whole using planning balance. | | | | |
|----------------------------------|--|------------|-------------------------------------|--|--|
| Transport and Access to Services | | | | | |
| 25 | | | | | |
| | Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit. | of the sit | te for housing. It links to the | | |
| | Issues relating to capacity are assessed separately | | | | |
| 25a | Does the settlement have a Primary/Lower school? | G | Settlement has a lower school | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining | | | | |
| | settlement (R) | | | | |
| 25b | Does the settlement have a Middle school (if | Α | Does not have a middle school, | | |
| | applicable)? | | other catchment school available in | | |
| | Yes, in the settlement (G) | | another settlement | | |
| | Yes, proposed as part of the development (G) No. has been additionable as the search date (A). | · · | | | |
| | No, but an adjoining settlement does (A) Other catchment school available (A) | | | | |
| 25c | Does the settlement have a Secondary/ Upper | Α | Does not have an upper/secondary | | |
| 230 | school? | / | school, nearest being in Henlow | | |
| | Yes, in the settlement (G) | | Company massing management | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Other catchment school available (A) | | | | |
| 25d | Does the settlement have a GPs surgery or medical | G | Does have a GP's surgery | | |
| | centre? | | | | |
| | Yes, in the settlement (G) | | | | |
| | Yes, proposed as part of the development (G) | | | | |
| | No, but an adjoining settlement does (A) | | | | |
| | Not in the settlement or an adjoining settlement (P) | | | | |
| 26 | settlement (R) What retail provision does the settlement offer? | Α | Has a convenience store but no | | |
| 20 | Town Centre/ Supermarket (G) | ^ | town centre | | |
| | Convenience Store / Post Office / Newsagent | | town contro | | |
| | (A) | | | | |
| | None (R) | | | | |
| 27 | Distance to bus stops with a frequent service (at | G | Site is 335 metres away from the | | |
| | least hourly at peak times): | | nearest bus stop | | |
| | Less than 400m (G) | | | | |
| | • 400m-800m (A) | | | | |
| | Over 800m (R) | | | | |
| | OR submission form stated that improved | | | | |
| | public transport facilities could be provided as | | | | |
| 20 | part of the development (G) | D | Sito in over 1 200 metros aver | | |
| 28 | Distance to nearest train station: | R | Site is over 1,200 metres away | | |

| | Less than 800m (G)800m-1200m (A)Over 1200m (R) | | from the nearest train station |
|-------|---|----------------|---|
| 29 | Is the site accessible from the existing road network? | R | Site is accessible from a farm track and a driveway |
| Scho | ol Capacity | | |
| 30 | Do the local schools have capacity at all tiers? | R | Not enough capacity to accommodate a great deal of growth at Langford Lower school. Middle and upper places are already tight. |
| 31 | If not, has a commitment been made to address this? | R | Lower school expansion land/ new school site is likely to be required |
| Wate | r Utilities (Gas, Electricity and Broadband Infrastruc | ture will | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | A | Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required. |
| Drain | age and Flooding (All sites subject to Sequential Te | est) | |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) | Ğ | Site is at limited risk of surface water flooding, assessment is unlikely to be required |
| Envir | onmental Health | • | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Liaison with Environmental Health |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | А | Wind Farm Noise |
| | onmental Constraints | | |
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | G | Development acceptable if set within landscape scheme which safeguards character of lane and creates rural edge to east. |
| 37 | Heritage/ Archaeology What would the impacts of development be on any | A – A H – G | Archaeology - Site is known to contain multiperiod |

| | heritage assets and their setting? | | archaeological remains | | |
|-------|---|---|-------------------------------------|--|--|
| | Are there any opportunities for enhancement of | | but this would not prevent | | |
| | these assets? | | allocation providing | | |
| | | | appropriate mitigation is | | |
| | | | undertaken. | | |
| | | | Heritage – No issues identified | | |
| 38 | Ecological Assets | G | Opportunity for enhancement | | |
| | What would the impacts of development be on any | | | | |
| | biological, geological or ecological assets and are | | | | |
| | there any opportunities for their enhancement? | | | | |
| 39 | Open space/leisure and GI assets | R | Parish GI plan aspiration to | | |
| | Are there any potential conflicts with open space, | | maintain this area as agriculture / | | |
| | leisure designations or Rights of Way? Is there | | open grassland area, between | | |
| | capacity to provide the required levels of open space | | Church Street and railway line. | | |
| | and green infrastructure? | | | | |
| Miner | rals and Waste | | | | |
| 40 | What would the impacts of development be on | Α | Within MSA | | |
| | safeguarded minerals and waste sites, including | | | | |
| | mineral safeguarding sites? | | | | |
| Plann | Planning History | | | | |
| 41 | What is the sites planning history? (For example | | No planning history | | |
| | 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?

It is considered subject to appropriate details that development of this site subject to appropriate details would have limited impact upon the wider landscape and has opportunities to provide a net gain for biodiversity. The site has little impact on heritage assets within the settlement and the potential for archaeology to be investigated and recorded. It is considered that the site is worthy of further assessment.

STAGE 3: ACHIEVABILITY

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

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

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

| | 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. |
|--|--|
| When can the scheme realistically commence | 0 to 5 years |
| delivery? • 0 to 5 years (deliverable) | |
| 6 to 10 years11 to 15 years | |
| • 15 to 20 years | |
| Outside Plan PeriodWhat is the indicative build out time of the site? | The Case Study Sites outlined |
| | within the Council's Residential Development Viability Report (Feb |
| | 2017) indicates that after the site has received detailed planning |
| | permission a single housebuilder |
| | would likely take one year to first completion and would build out the |
| | site at a rate of 50 dwellings per annum there after. |
| Does the site pass this stage? | Yes |

SUMMARY

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

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

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





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