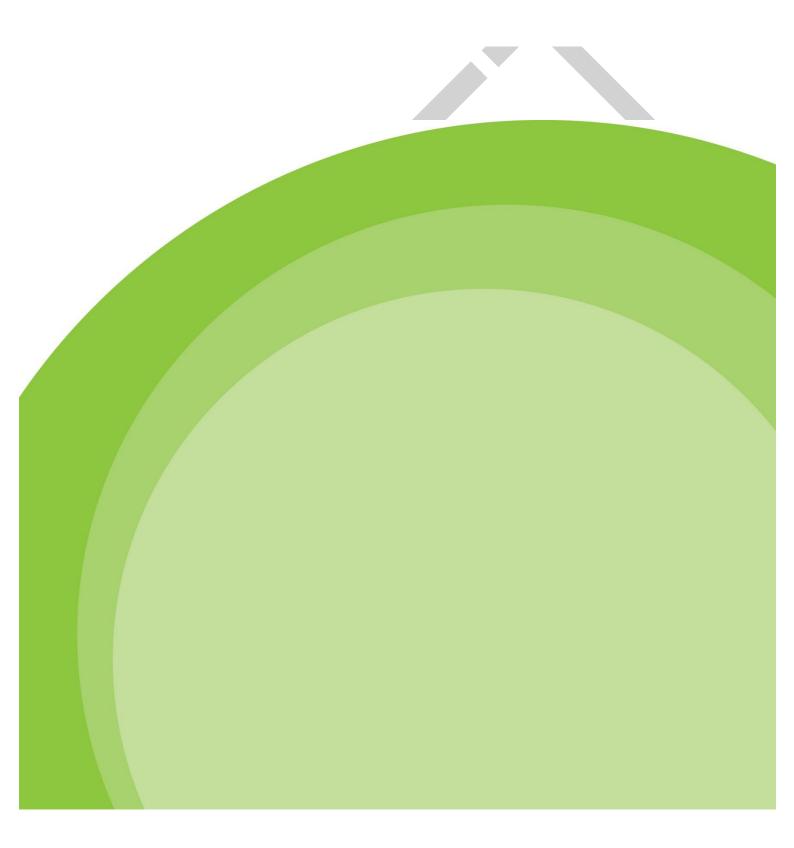


# **Site Assessment Forms**

Leighton Linslade



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

Site details	
Reference Number	ALP064
Site Name	North Chamberlains Farm
Site Address	North Chamberlains Farm , East Leighton Linslade
Settlement	Leighton Linslade
Size	Submitted Developable Area: 16ha
	Submitted Whole Site Area: 16ha
	Measured GIS Area: 16ha
Proposed Use	Residential
Any other	Site allocated for employment land – would require planning permission to be
information	developed for residential. Same site as NLP073

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

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

STAC	E 1A ASSESSMENT		
	itage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations
	sional Site Capacity	ii Oi COili	ilet with hational policy designations.
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as
•	dwellings?	140	per proforma:
	Work out the number of new homes from site size		per protottila.
	using density of 30dph and exclude up to 40 %		500
	depending on site size of land for infrastructure and		300
	services, take into account topography or significant		
	areas of undevelopable land.		Number of proposed dwellings as
	Site Size Gross to net ratio standards		per CBC methodology:
	Up to 0.4 hectare 100%		per CBC methodology.
	<ul> <li>0.4 to 2 hectares 80%</li> </ul>		288
	2 hectares or above 60%		200
	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	l ne Segue	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2	No.	1.
_	or 3?	110	
3	Is more than 50% of the site at risk from surface	No	
	water flooding?		
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally	No	There are no nationally significant
	significant designations? These are: Sites of Special		designations on the proposed site.
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within the Area	No	The site is not within an AONB.
	of Outstanding Natural Beauty?		
Does	the site continue to next stage?		Yes

<sup>1</sup> 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<sup>2</sup>.

prov	provide 1,500 homes of more.				
Rela	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 would form 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	G	Does not cause coalescence		

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?

STAG	SE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs <sup>3</sup> .
Critic	al Infrastructure	
8	Can the site meet the <b>critical infrastructure</b> G	N/A
	requirements that will enable delivery4?	
Does	the site continue to next stage?	Yes

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 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 The site would form an extension to the proposed use? If yes, then score as Red the east of Leighton Linslade. The because it's not eligible for allocation. site also forms part of the East

<sup>&</sup>lt;sup>2</sup> The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. ( see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf</a> )

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	Leighton Linslade urban extension Therefore cannot be allocated.	
Does the site continue to next stage?	No	



### Site Assessment Framework for HOUSING<sup>5</sup>

Site details	
Reference Number	ALP070
Site Name	Land adjacent to 133 Stoke Road
Site Address	Land adjacent to 133 Stoke Road
Settlement	Leighton Linslade
Size	Submitted area: 2.5ha
	Developable area: 2.5ha
	Measured GIS area: 1.33ha
Proposed Use	Residential – older persons accommodation
Any other	Refused planning permission in 2013, dismissed at appeal
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	PE 1A ACCECCMENT				
	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity	NI <sub>2</sub>	Nivelanda and anno and divalling and a		
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		EO had save facility and 20 25 units		
	using density of 30dph and exclude up to 40 %		50 bed care facility and 20-25 units		
	depending on site size of land for infrastructure and				
	services, take into account topography or significant		Niverban of managed development		
	areas of undevelopable land. Site Size Gross to net ratio standards		Number of proposed dwellings as		
			per CBC methodology:		
	• Up to 0.4 hectare 100%		24		
	• 0.4 to 2 hectares 80%		31		
	2 hectares or above 60%				
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
<b>-</b>	this is smaller.	0	C-1 T ()		
	Risk (All sites which reach Stage 2 will be subject to the		ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2	No			
	or 3?				
3	Is more than 50% of the site at risk from surface	No			
	water flooding?				
	nally significant designations (All sites which reach S				
4	Is more than 50% of the site covered by nationally	No	There are no designations on site.		
	significant designations? These are: Sites of Special				
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	Site not within AONB		
	of Outstanding Natural Beauty?				
Does the site continue to next stage?			Yes		

 $<sup>^{5}</sup>$  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<sup>6</sup>.

Relati	ionsł	nip to	Sett	lement	

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 would form a logical extension to Leighton Linslade in the north along Stoke Road and is bounded by Stoke Road on the left and the railway line to the right.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site would not cause coalescence.
Does	the site continue to next stage?		Yes

STAG	GE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to mee	et their critical infrastructure needs <sup>7</sup> .
Critic	al Infrastructure	
8	Can the site meet the <b>critical infrastructure</b> A	Further information required.
	requirements that will enable delivery8?	
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

Avai	iability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owner intent on developing.
11	Are there any legal or ownership problems that could delay or prevent development?  If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	2013 refusal for older persons accommodation and dismissed on appeal

6

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

<sup>&</sup>lt;sup>7</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>8</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?	Yes
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#### **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.

Pian.	Plan.					
Greei	nbelt					
13	Is the site located within the Green Belt?	Yes	Site within the green belt.			
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes	Relatively weak contribution			
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)  • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA  • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)  Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	No	The site does not have the merits that may outweigh harm to the Green Belt.			
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 2.9	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	Greenfield	
	with the NPPF definition?			
	• 76% - 100% (G)			

<sup>&</sup>lt;sup>9</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 26 - 75% (A)							
	• 25% - 0% (Greenfield) (R)							
Comr	Community							
17	Neighbourhood Planning (only applicable in	No	No neighbourhood plan					
	designated areas)		gradian promi					
	Is the site identified as a housing allocation in an							
	emerging Neighbourhood Plan?							
18	Community Consultation	No	NA					
	Has any community consultation taken place?							
	If yes, provide brief details on the form this							
	consultation took and any overall community							
40	response.	NI-	NV in a standard in the Wife					
19	Sustainability of Settlement	No	No impact on sustainability					
	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	ılative Impact							
20	Considering housing completions over the past 10	Α	Homes 2006: 15276					
	years, what has been the level of housing growth in		Homes 2016: 17484					
	the parish?							
	<ul> <li>Less than 5% growth (G)</li> </ul>		There has been a 14.45%increase					
	• 5% to 20% growth (A)		in dwellings in the last 10 years.					
	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	There is outstanding planning					
	outstanding permissions (as of April 2016) were to		permission for 1926 new homes,					
	be completed?		an increase of 11.02%.					
	• Less than 5% growth (G)							
	• 5% to 20% growth (A)							
	<ul> <li>More than 20% growth (R)</li> <li>This is calculated by working out the total number of</li> </ul>							
	outstanding permissions as of April 1st 2016 as							
	percentage of the total number of dwellings in April							
	2016 (as calculated using census and completions							
	data).							
Physi	ical Constraints							
22	Are there any physical constraints or permanent	Α	Adjoining a railway line					
	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 extend Leighton					
	the existing settlement pattern, and would it have an		Linslade to the north along the					
	adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural		railway line. The development of this site would impact upon the					
	form?		rural urban fringe of the settlement					
	101111:		in the north.					
Agric	ultural Land Quality	<u> </u>	in allo florati					
24	Would the development impact on high quality	Α	`100% Grade 4					
	agricultural land?							
	50% or more in non-agricultural land (G)							
	50% of more in Grade 3b, 4 or 5 (A)							
		1	1					

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

### **STAGE 2 ASSESSMENT**

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

Stage	age 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					
<b>25a</b>	Does the settlement have a Primary/Lower school?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • No, but an adjoining settlement does (A)  • Not in the settlement or an adjoining settlement (R)	G	In settlement			
25b	Does the settlement have a Middle school (if applicable)?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • No, but an adjoining settlement does (A)  • Other catchment school available (A)	G	In settlement			
25c	Does the settlement have a Secondary/ Upper school?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • No, but an adjoining settlement does (A)  • Other catchment school available (A)	G	In settlement			
25d	Does the settlement have a GPs surgery or medical centre?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • No, but an adjoining settlement does (A)  • Not in the settlement or an adjoining settlement (R)	G	In settlement			
26	What retail provision does the settlement offer?  Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R)	G	Town centre			
27	Distance to bus stops with a frequent service (at least hourly at peak times):  • Less than 400m (G)  • 400m-800m (A)  • Over 800m (R)  • OR submission form stated that improved public transport facilities could be provided as part of the development (G)	R	Over 800m			
28	Distance to nearest train station:  • Less than 800m (G)  • 800m-1200m (A)  • Over 1200m (R)	A	1193m			

29	Is the site accessible from the existing road network?	G	Site is directly accessible from the road network				
Scho	School Capacity						
30	Do the local schools have capacity at all tiers?	А	Limited capacity.				
31	If not, has a commitment been made to address this?	А	Full financial contributions would 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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent				
			future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of				
			any upgrades required.				
	age and Flooding (All sites subject to Sequential Te	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	Α	Provisionally, no assessment required				
34	Contamination	R/A/G	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)	R/A/G	Awaiting Comments				
Envir	onmental Constraints						
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Serious concerns re potential visual impact of development of this scale on rising ground beyond existing settlement edge especially on views from Linslade Wood / connecting footpaths and further view points to the west where site forms part of wider landscape / views across the Ouzel Valley to the Greensand Ridge.				
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	A	This site lies adjacent to an area that has produced evidence of Roman and Saxon settlement (recorded on the CBC Historic				

	Lu	1	
	these assets?		Environment Record). Therefore it has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was
			implemented. Any planning submission would need to be accompanied by the results of an
			intrusive archaeological field evaluation to satisfy para 128 of the
			NPPF. Should the site be allocated, a contingency for archaeological
			works must be included in any proposal to
			prevent issues with viability
38	Ecological Assets	R	In NIA, bordered by woodland and
	What would the impacts of development be on any		railway corridor, overdevelopment
	biological, geological or ecological assets and are		would not allow for net gains for
20	there any opportunities for their enhancement?	DIA	biodiversity.
39	Open space/leisure and GI assets  Are there any potential conflicts with open space,	R/A	Immediately adjacent to Linslade Wood. Within established
	leisure designations or Rights of Way? Is there		woodland edges. Focus should be
	capacity to provide the required levels of open space		extension and buffering of Linslade
	and green infrastructure?		Wood, quantum of development
	and green initialities.		unlikely to be achievable without
			compromising ability to enhance
			adjacent environmental assets.
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?		
	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?		No

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

Is the site suitable for the proposed development?

Although the site can be considered an extension to Leighton Linslade, it is considered to have the potential to impact on the landscape and ecology of the area. The site would have the potential for visual impact of this scale on the rising ground. There are also ecological concerns with regards to developing the site. However, Leighton Linslade is a sustainable town with the provision and access to a wide range of services and facilities. If appropriate mitigation is included in the development, it could be considered more appropriate for development. It is considered that the site will not be considered further for development.

Site Assessment Framework for HOUSING<sup>10</sup>

Site details	
Reference Number	ALP090
Site Name	The Chiltern- Hunt Land
Site Address	The Chiltern-Hunt Land, Vandyke Road, Leighton Buzzard, LU7 3DY
Settlement	Leighton Linslade
Size	Submitted Developable Area: 3.66ha
	Submitted Whole Site Area: 5.4ha
	Measured GIS Area: 5.47ha
Proposed Use	Residential
Any other	Allocated for employment, same site as NLP464
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:  110  Number of proposed dwellings as per CBC methodology:  66		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	,		
3	Is more than 50% of the site at risk from surface water flooding?	No			
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on the proposed site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site does not fall within the AONB.		
Does	the site continue to next stage?		Yes		

<sup>&</sup>lt;sup>10</sup> 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<sup>11</sup>. **Relationship to Settlement** For sites that are not of a sufficient scale to be self-Α Site represents a logical extension contained, is the site a logical extension to the to the current Leighton Linslade settlement or are there any major physical allocation that surrounds the site. constraints(for example A roads, rivers or railways) however the historic Leighton that separate it from the main settlement? Buzzard Railway run along the eastern boundary of the site. G Does not cause coalescence 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

STAG	GE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>12</sup> .			
Critic	al Infrastructure			
8	Can the site meet the critical infrastructure	G	N/A	
	requirements that will enable delivery <sup>13</sup> ?			
Does	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?

STAC	STAGE 1D ASSESSMENT					
This	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	lability					
9	What is the existing use of the site?	G	100% Agricultural			
	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	The proposed development site is			
	the proposed use? If yes, then score as Red		surrounded by the East of Leighton			

<sup>11</sup> 

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

<sup>&</sup>lt;sup>12</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

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

#### STAGE 1E ASSESSMENT

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

Pian.	Plan.			
Greer	nbelt			
13	Is the site located within the Green Belt?	No	No	
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	Site is located within the permitted urban extension area for the East of Leighton Linslade Allocation and would therefore no longer be within the greenbelt.	
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  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. <sup>14</sup>	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 D	evelo	ped	Land
--------------	-------	-----	------

	1 Totiodoly Botolopou Editu			
16	Is the site Previously Developed Land in accordance	R	The site 100% greenfield and is	
	with the NPPF definition?		therefore not PDL	

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

	2 760/ 1000/ (C)		
	<ul><li>76% - 100% (G)</li><li>26 - 75% (A)</li></ul>		
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
Comr	• 25% - 0% (Greenfield) (R)  munity		
17	Neighbourhood Planning (only applicable in	No	Not a designated neighbourhood
''	designated areas)	140	planning area
	Is the site identified as a housing allocation in an		planning area
	emerging Neighbourhood Plan?		
18	Community Consultation	No	None has taken place
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Would not result in the loss of
	Would this proposal impact on the sustainability of		services, nor impact on
	the settlement through the loss of services and		sustainability of the settlement.
	facilities (for example, employment, retail, public		
	house etc)		
	lative Impact	Ι Δ	11am as 2000; 45070
20	Considering housing completions over the past 10 years, what has been the level of housing growth in	Α	Homes 2006: 15276 Homes 2016: 17484
	the parish?		Homes 2016. 17464
	Less than 5% growth (G)		There has been a 14.45%increase
	• 5% to 20% growth (A)		in dwellings in the last 10 years.
	More than 20% growth (R)		in awaiiings in the last to yours.
	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	There is outstanding planning
	outstanding permissions (as of April 2016) were to		permission for 1926 new homes,
	be completed?		an increase of 11.02%.
	<ul> <li>Less than 5% growth (G)</li> </ul>		
	• 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	Α	The old Leighton Buzzard railway
	features that affect the site's developability?	' \	runs along the eastern boundary of
	For example pylons, gas works, sewage treatment		the site alongside a number of
	works, topography or wind turbines.		smaller pylons. The rest of the site
	3, 4, 3, 4, 5		has no physical constraints and
			gently rises towards the North
	•		Eastern corner of the site.
	ionship to Settlement		
23	Would development of the site be complementary to	G	When the site is considered
	the existing settlement pattern, and would it have an		alongside the Leighton Linslade
	adverse impact on any historic, unique or distinctive		allocation, the site compliments the
	characteristics of the settlement's built or natural		pattern of the allocation's master
	form?		plan. Is not likely to have any
			impact on the historic character as
			long as the railway is not affected.

			No impact on built or natural form.		
Agric	Agricultural Land Quality				
24	Would the development impact on high quality agricultural land?	G	100% Non-agricultural		
	<ul> <li>50% or more in non-agricultural land (G)</li> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>				
	• 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.

	uestion does not mean that the site will be automatically 2B will be looked at as a whole using planning balance		d at this stage as the ratings across		
	Transport and Access to Services				
25	Facilities and services  Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the sit	e for housing. It links to the		
	Issues relating to capacity are assessed separately				
25a	<ul> <li>Does the settlement have a Primary/Lower school?</li> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>	G	In settlement		
25b	Does the settlement have a Middle school (if applicable)?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • No, but an adjoining settlement does (A)  • Other catchment school available (A)	G	In settlement		
25c	Does the settlement have a Secondary/ Upper school?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • No, but an adjoining settlement does (A)  • Other catchment school available (A)	G	In settlement		
25d	Does the settlement have a GPs surgery or medical centre?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • No, but an adjoining settlement does (A)  • Not in the settlement or an adjoining settlement (R)	G	In settlement		
26	What retail provision does the settlement offer?  • Town Centre/ Supermarket (G)  • Convenience Store / Post Office / Newsagent (A)  • None (R)	G	Town centre		
27	Distance to bus stops with a frequent service (at least hourly at peak times):  • Less than 400m (G)  • 400m-800m (A)  • Over 800m (R)  • OR submission form stated that improved	А	Site is 658m away from the nearest bus stop		

	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?	G	Site is directly accessible from Vandyke Road
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	School expansions already planned in Leighton – financial contributions would be required
31	If not, has a commitment been made to address this?	Α	financial contributions would be required
	Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	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	Ğ	Site is at limited risk of surface water flooding, assessment is unlikely to be required
34	Contamination	R/A/G	Awaiting Comments
	Are there any contamination constraints on site and will there be any remediation required?		- Control of the cont
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	А	Noise, traffic problems from the nearby upper school,
	onmental Constraints	<b>5</b> /* :=	
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/A/G	Awaiting Comments

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?	R/A/G	Awaiting Comments
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Awaiting Comments
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/A/G	Awaiting Comments
Miner	als and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No Issues
Plann	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?

The site is to be considered further for development.

There are a couple of constrains along the frontage of Vandyke Road. However, these can be suitably mitigated against. As the site is surrounded by the East of Leighton Linslade extension the site will be suitable alongside the development of this.

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

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

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

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

45	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years	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; 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.  0-5 years
	<ul><li>15 to 20 years</li><li>Outside Plan Period</li></ul>	
46	What is the indicative build out time of the site?	0-5 years
		The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per

	annum there after.
Does the site pass this stage?	Yes

### **SUMMARY**

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

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

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



Site Assessment Framework for HOUSING<sup>15</sup>

Site details		
Reference Number	ALP148	
Site Name	Land east of Stoke Road	
Site Address	Land east of Stoke Road	
Settlement	Leighton Linslade	
Size	Submitted Developable Area:	
	Submitted Whole Site Area: 7.16ha	
	Measured GIS Area: 7.16	
Proposed Use	Residential	
Any other	There is no form accompanying this submission.	
information		

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

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

STAC	E 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity	ii Oi COili	ict with hational policy designations.		
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as		
•	dwellings?	INU	per proforma:		
	Work out the number of new homes from site size		per protottila.		
	using density of 30dph and exclude up to 40 %		Not specified		
	depending on site size of land for infrastructure and		Not specified		
	services, take into account topography or significant				
	areas of undevelopable land.		Number of proposed dwellings as		
	Site Size Gross to net ratio standards		per CBC methodology:		
	Up to 0.4 hectare 100%		per CBC methodology.		
	<ul> <li>0.4 to 2 hectares 80%</li> </ul>		128		
	2 hectares or above 60%		120		
	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	l ne Segue	Intial Test)		
2	Is more than 50% of the site located in Flood Zone 2	No			
_	or 3?	110			
3	Is more than 50% of the site at risk from surface	No			
	water flooding?				
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	There are no nationally significant		
	significant designations? These are: Sites of Special		designations on the site.		
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	The site is not within the AONB.		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		Yes		

<sup>&</sup>lt;sup>15</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This s insuff towns provide	SE 1B ASSESSMENT stage of the assessment rules out sites that are not well icient size to be self contained. It also rules out sites whis or villages. For the purposes of this assessment, a selide 1,500 homes or more 16. ionship to Settlement	ich would	d cause coalescence of existing
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	its locality is not ideal in terms of aesthetics, also there is not enough of a buffer zone (cordon sanitaire) between the development and the STW. Thus is not a logical extension.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the	G	Does not cause coalescence

No



individual context of the site.

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

### Site Assessment Framework for HOUSING<sup>17</sup>

Site details	
Reference Number	ALP400
Site Name	Phase 2 West Linslade
Site Address	Derwent Road, Linslade
Settlement	Leighton Linslade
Size	Submitted area: 2.5ha
	Developable area: 2.5ha
	Measured GIS area: 2.69ha
Proposed Use	Residential
Any other	Located within AVDC and forms part of West Linslade Development. As the site is
information	not within CBC's boundary, the site has not been assessed.



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<sup>&</sup>lt;sup>17</sup> Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING<sup>18</sup>

Site details	
Reference Number	NLP018
Site Name	Camden Site
Site Address	Grovebury Road, Leighton Linslade
Settlement	Leighton Linslade
Size	Submitted area: 3.25ha
	Developable area: 3.25ha
	Measured GIS area: 2.83ha
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	II or conf	lict with national policy designations.
	sional Site Capacity	I	
1	Is the site likely to accommodate less than 10 dwellings?  Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.  Site Size Gross to net ratio standards  Up to 0.4 hectare 100%  0.4 to 2 hectares 80%  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:  100  Number of proposed dwellings as per CBC methodology:  78
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seaue	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	There are no designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within AONB
Does	the site continue to next stage?		Yes

18 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 <sup>19</sup>.

Relation	ahin 4	~ 6~**I~	mant
Relation	isnib t	o seme	ment

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 located within an employment area in Leighton Buzzard; Grovebury Road. The site is surrounded by employment land to the north, south and east of the site. Development of this site from employment to residential could potentially have an impact on the activities of the adjoining
			industrial properties. The site would not be a logical extension for residential development.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site would not cause coalescence.
Does	the site continue to next stage?		Yes

	GE 1C ASSESSMENT stage of the assessment rules out sites that are not able	to meet	their critical infrastructure needs <sup>20</sup> .	
	Critical Infrastructure			
8	Can the site meet the critical infrastructure	Α	Further information required.	
	requirements that will enable delivery <sup>21</sup> ?			
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?
Would the existing use limit the development potential?

A The site is currently in use for employment purposes. Relocation of the existing uses in already in progress and demolition would be required for the remaining

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

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

<sup>&</sup>lt;sup>21</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

			buildings.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owner intent on developing.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	The site has come in for change of use to retail. CB/16/00814/OUT – still to be decided. The site already has planning permission on the eastern edge for a neighbourhood retail facility, which has been approved.
Does the site continue to next stage?			Yes

#### STAGE 1E ASSESSMENT

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

ı ıaıı.	Idii.			
Gree	nbelt			
13	Is the site located within the Green Belt?	No	Site not within 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	No	Site is not supported by a Neighbourhood Plan	

through this stage to be considered further at Stage 2.22		
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.

Stage	· OA will be leeked at an a whole weige planning belongs				
	e 2A will be looked at as a whole using planning balance	•			
Previ	Previously Developed Land				
16	Is the site Previously Developed Land in accordance	G	Employment site		
	with the NPPF definition?				
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>				
Com	munity				
17	Neighbourhood Planning (only applicable in	No	Leighton Linslade not a designated		
	designated areas)		neighbourhood planning area.		
	Is the site identified as a housing allocation in an	<i>r</i>			
	emerging Neighbourhood Plan?				
18	Community Consultation	No	No community consultation has		
	Has any community consultation taken place?		been undertaken.		
	If yes, provide brief details on the form this				
	consultation took and any overall community				
	response.				
19	Sustainability of Settlement	Yes	Would result in a loss of		
	Would this proposal impact on the sustainability of		employment facilities.		
	the settlement through the loss of services and				
	facilities (for example, employment, retail, public				
	house etc)				
Cum	Cumulative Impact				
20	Considering housing completions over the past 10	Α	Homes 2006: 15276		
	years, what has been the level of housing growth in		Homes 2016: 17484		
	the parish?				
	<ul> <li>Less than 5% growth (G)</li> </ul>				
	• 5% to 20% growth (A)		in dwellings in the last 10 years.		
	<ul> <li>More than 20% growth (R)</li> </ul>				
	This is calculated by working out the total number of				
	completions over the last ten years as a percentage				
	of the dwellings in April 2006 (as calculated using				
	census and completions data).				
21		Α	There is outstanding planning		
			permission for 1926 new homes,		
	be completed?		an increase of 11.02%.		
	<ul> <li>Less than 5% growth (G)</li> </ul>				
	• 5% to 20% growth (A)				
	<ul> <li>More than 20% growth (R)</li> </ul>				
	This is calculated by working out the total number of				
	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).				
	Less than 20% growth (G)  what level of housing completions over the past 10 years, what has been the level of housing growth in the parish?  Less than 5% growth (G)  S% to 20% growth (A)  More than 20% growth (R)  This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).  What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?  Less than 5% growth (G)  S% 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	A	Homes 2016: 17484  There has been a 14.45%increase in dwellings in the last 10 years.  There is outstanding planning permission for 1926 new homes,		

**Physical Constraints** 

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<sup>&</sup>lt;sup>22</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

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.	А	There are no physical constraints. Site located in an employment area.
ionship to Settlement		
Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?		There is no other residential development in this area and it would compromise the activity of the adjoining employment sites.
ultural Land Quality		
Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 1, 2 or 3a (R)	G	Site in an urban area.
	features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.  ionship to Settlement  Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?  ultural Land Quality  Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)	features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.  ionship to Settlement  Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?  ultural Land Quality  Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5 (A)

#### **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.

Clage	225 Will be looked at as a whole doing planning balance.				
Trans	sport and Access to Services				
25	Facilities and services				
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the		
	Council's Settlement Hierarchy Audit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	In settlement		
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	No, but an adjoining settlement does (A)				
	Not in the settlement or an adjoining				
	settlement (R)				
25b	Does the settlement have a Middle school (if	G	In settlement		
	applicable)?				
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	No, but an adjoining settlement does (A)				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	G	In settlement		
	school?				
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Other catchment school available (A)				
25d	Does the settlement have a GPs surgery or medical	G	In settlement		
	centre?				
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	No, but an adjoining settlement does (A)				
	Not in the settlement or an adjoining				
	settlement (R)				
26	What retail provision does the settlement offer?	G	Town centre		
	Town Centre/ Supermarket (G)				

	0 1 0 10 10 10 10	T	
	Convenience Store / Post Office / Newsagent		
	(A)		
27	<ul> <li>None (R)</li> <li>Distance to bus stops with a frequent service (at</li> </ul>	G	Less than 400m
21	least hourly at peak times):	G	Less than 400m
	<ul><li>Less than 400m (G)</li></ul>		
	, ,		
	<ul><li>400m-800m (A)</li><li>Over 800m (R)</li></ul>		
	` ,		
	<ul> <li>OR submission form stated that improved public transport facilities could be provided as</li> </ul>		
	part of the development (G)		
28	Distance to nearest train station:	R	Over 1200m
-	Less than 800m (G)	'`	3701 1200111
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	A4012
	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	School expansions already planned
			in Leighton – financial contributions
			would be required
31	If not, has a commitment been made to address	Α	financial contributions would be
	this?		required
	r Utilities (Gas, Electricity and Broadband Infrastruc		<u> </u>
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
<b>D</b>	are and Flooding (All sites subject to Co. 11.17	-4\	any upgrades required.
	age and Flooding (All sites subject to Sequential Te		Lovel 2 apparament required
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
	<ul><li>site allocations, in regards to flood risk?</li><li>No assessment required (G)</li></ul>		
	Consider Further Assessment (A)		
Envir	Further Assessment Required (R)      onmental Health		
34	Contamination	R/A/G	Awaiting Comments
	Are there any contamination constraints on site and	10,70	/ Waiting Commonts
	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting Comments
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
	•		

Envi	ronmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	dependent on significant landscape buffers enhancing local landscape floodplain character
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	Site is considered to have low archaeological potential. No objection to allocation. Western end of proposed site impinges on currently undeveloped land associated with historic flood plain forming wider setting of G.I LB
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	In NIA, retain mature trees, opportunities 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?	G	In NIA, retain and buffer hedgerow, opportunities for enhancement.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Current planning application for retail development – yet to be determined.
Does	the site continue to next stage?		No

#### STAGE 2 ASSESSMENT CONCLUSION

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

The site is located within the built up area of Leighton Linslade, along the A4012 and within walking distance from the town centre. However, it is located within an employment area and the development would result in the loss of employment land and could potentially impact the future activities of the adjoining employment properties.

### Site Assessment Framework for HOUSING<sup>23</sup>

Site details				
Reference Number	NLP049			
Site Name	Land north of Soulbury Road			
Site Address	Land north of Soulbury Road			
Settlement	Leighton Linslade			
Size	Submitted area: 1.65ha			
	Developable area: 1.65ha			
	Measured GIS area: 1.73ha			
Proposed Use	Residential			
Any other	Refused planning permission in 2012			
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	I		
1	Is the site likely to accommodate less than 10 dwellings?  Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.  Site Size Gross to net ratio standards  Up to 0.4 hectare 100%  0.4 to 2 hectares 80%  2 hectares or above 60%  Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma:  50  Number of proposed dwellings as per CBC methodology:  39	
	this is smaller.			
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	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	There are no designations on site.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within AONB	
Does	the site continue to next stage?		Yes	

<sup>&</sup>lt;sup>23</sup> 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<sup>24</sup>.

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 would form a logical extension to Leighton Linslade in the west as it is surrounded by existing residential uses.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site would not cause coalescence.
Does the site continue to next stage?			Yes

STAC	GE 1C ASSESSMENT		
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>25</sup> .		
Critic	cal Infrastructure		
8	Can the site meet the <b>critical infrastructure</b>	G	Critical infrastructure can be met.
	requirements that will enable delivery <sup>26</sup> ?		
Does	Does the site continue to next stage?		Yes

#### **STAGE 1D ASSESSMENT** This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? Greenfield G Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Land controlled by land owner who has expressed an intention to develop the site? intent on developing. 11 Are there any legal or ownership problems that could No known legal or ownership G delay or prevent development? problems. If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G 2012 refusal for residential use on the proposed use? If yes, then score as Red policy grounds. because it's not eligible for allocation.

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

<sup>25</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>26</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?	Yes
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#### **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.		
Greer	nbelt		
13	Is the site located within the Green Belt?	Yes	Site within the green belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	Moderate contribution
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)  • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA  • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)  Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*  Sites which have support from the local community	No	The site does not have the merits that may outweigh harm to the Green Belt.  Site is not supported by a
	as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.27		Neighbourhood Plan
Does	the site continue to next stage?		No

<sup>27</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

### Site Assessment Framework for HOUSING<sup>28</sup>

Site details	
Reference Number	NLP073
Site Name	North Chamberlains Farm
Site Address	North Chamberlains Farm , East Leighton Linslade
Settlement	Leighton Linslade
Size	Submitted Developable Area: 7.14ha
	Submitted Whole Site Area: 9.01ha
	Measured GIS Area: 9.01ha
Proposed Use	Residential
Any other	Allocated for employment – would need planning permission for housing. Same site
information	as ALP064

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

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

STAGE 1A ASSESSMENT This stage of the assessment rules out sites that are too small or conflict with national policy designation Provisional Site Capacity
Provisional Site Capacity
Is the site likely to accommodate less than 10 dwellings?  Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land.  Site Size Gross to net ratio standards  Up to 0.4 hectare 100%  128  128  128  128
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)
2 Is more than 50% of the site located in Flood Zone 2 No or 3?
Is more than 50% of the site at risk from surface water flooding?
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)
Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.  No There are no nationally significant designations on the proposed significant designations.
Is more than 50% of the site located within the Area of Outstanding Natural Beauty?
Does the site continue to next stage?

<sup>28</sup> 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 more<sup>29</sup>.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	Site is a logical extension to the settlement with no 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?		No

STAG	SE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>30</sup> .			
Critic	al Infrastructure			
8	Can the site meet the <b>critical infrastructure</b> G	No issues found		
	requirements that will enable delivery <sup>31</sup> ?			
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 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 The site would form an extension to the proposed use? If yes, then score as Red the east of Leighton Linslade. The because it's not eligible for allocation. site also forms part of the East

The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf</a>)

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.

<sup>&</sup>lt;sup>31</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	Leighton Linslade urban extension Therefore cannot be allocated.	
Does the site continue to next stage?	No	



## Site Assessment Framework for HOUSING<sup>32</sup>

Site details	
Reference Number	NLP124
Site Name	Spinny Park
Site Address	Billington Road, Leighton Linslade
Settlement	Leighton Linslade
Size	Submitted area: 1.17ha
	Developable area: 1.17ha
	Measured GIS area: 1.06ha
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.				
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:  30  Number of proposed dwellings as per CBC methodology:  25		
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	There are no designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not within AONB		
Does	the site continue to next stage?		Yes		

 $^{32}$  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 more<sup>33</sup>.

**Relationship to Settlement** 

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is located on the edge of an employment area along Billington Road. The site lies opposite a residential development, and is located to the north of a housing allocation. The site would form a logical housing extension.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	The site would 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 <sup>34</sup> .			
Critic	al Infrastructure			
8	Can the site meet the <b>critical infrastructure</b>	G	Critical infrastructure can be met.	
	requirements that will enable delivery <sup>35</sup> ?		·	
Does	the site continue to next stage?		Yes	

#### STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? 9 Α The site is currently in use for Would the existing use limit the development employment purposes. Relocation potential? of the existing uses in already in progress and demolition would be required for the remaining buildings. 10 Land controlled by land owner Is the land controlled by a developer or land owner G who has expressed an intention to develop the site? intent on developing. 11 Are there any legal or ownership problems that could No known legal or ownership delay or prevent development? problems.

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.

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	
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.

i iaii.	i idii.				
Gree	nbelt				
13	Is the site located within the Green Belt?	No	Site not within 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 2.36	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

<sup>&</sup>lt;sup>36</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Stage	Stage 2A will be looked at as a whole using planning balance.				
	Previously Developed Land				
16	Is the site Previously Developed Land in accordance	G	Employment site		
	with the NPPF definition?				
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>				
Comr	munity				
17	Neighbourhood Planning (only applicable in	No	Leighton Linslade not a designated		
	designated areas)		neighbourhood planning area.		
	Is the site identified as a housing allocation in an				
10	emerging Neighbourhood Plan?	N.1	N. H. G. I		
18	Community Consultation	No	No community consultation has		
	Has any community consultation taken place?		been undertaken.		
	If yes, provide brief details on the form this consultation took and any overall community				
	response.				
19	Sustainability of Settlement	Yes	Would result in a loss of		
.0	Would this proposal impact on the sustainability of	, 00	employment facilities.		
	the settlement through the loss of services and		omproyment radiii.i.doi		
	facilities (for example, employment, retail, public				
	house etc)				
Cumu	lative Impact				
20	Considering housing completions over the past 10	Α	Homes 2006: 15276		
	years, what has been the level of housing growth in		Homes 2016: 17484		
	the parish?				
	Less than 5% growth (G)		There has been a 14.45%increase		
	• 5% to 20% growth (A)		in dwellings in the last 10 years.		
	<ul> <li>More than 20% growth (R)</li> </ul>				
	This is calculated by working out the total number of				
	completions over the last ten years as a percentage				
	of the dwellings in April 2006 (as calculated using				
21	census and completions data).  What level of housing growth would there be if all the	Α	There is outstanding planning		
21	outstanding permissions (as of April 2016) were to	A	There is outstanding planning permission for 1926 new homes,		
	be completed?		an increase of 11.02%.		
	Less than 5% growth (G)		arr moreage or 11.0270.		
	• 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).				
	cal Constraints				
22	Are there any physical constraints or permanent	G	There are pylons running to the		
	features that affect the site's developability?		south of the site.		
	For example pylons, gas works, sewage treatment				
Delet	works, topography or wind turbines.				
23	ionship to Settlement  Would development of the site be complementary to	G	The land to the south of Leighter		
23	the existing settlement pattern, and would it have an	٦	The land to the south of Leighton Linslade has been subject to		
	adverse impact on any historic, unique or distinctive		residential development over the		
	characteristics of the settlement's built or natural		years		
	form?		, , , , , , , , , , , , , , , , , , , ,		
Agric	ultural Land Quality	<u> </u>			
Agrivatian Bana Gaunty					

24	Would the development impact on high quality	G	Site in an urban area.
	agricultural land?		
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

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

Stage	Stage 2B will be looked at as a whole using planning balance.				
Trans	sport and Access to Services				
25	Facilities and services				
	Question 26 considers the suitability and sustainability	of the s	ite 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	In settlement		
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Not in the settlement or an adjoining				
0.51	settlement (R)				
25b	Does the settlement have a Middle school (if	G	In settlement		
	applicable)?				
	<ul><li>Yes, in the settlement (G)</li><li>Yes, proposed as part of the development (G)</li></ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Other catchment school available (A)</li> </ul>				
25c	Does the settlement have a Secondary/ Upper	G	In settlement		
	school?		in estalement		
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Other catchment school available (A)</li> </ul>				
25d	Does the settlement have a GPs surgery or medical	G	In settlement		
	centre?				
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)  Not in the postlement or an adjoining.				
	<ul> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>				
26	What retail provision does the settlement offer?	G	Town centre		
	Town Centre/ Supermarket (G)		Town Some		
	<ul> <li>Convenience Store / Post Office / Newsagent</li> </ul>				
	(A)				
	None (R)				
27	Distance to bus stops with a frequent service (at	Α	540m		
	least hourly at peak times):				
	<ul> <li>Less than 400m (G)</li> </ul>				
	• 400m-800m (A)				
	• Over 800m (R)				
	OR submission form stated that improved				
	public transport facilities could be provided as				
	part of the development (G)				

00	Distance to a second train station.	_	0
28	Distance to nearest train station:	R	Over 1200m
	• Less than 800m (G)		
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	G	Billington Road
	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	School expansions already planned
			in Leighton – financial contributions
			would be required
31	If not, has a commitment been made to address	Α	financial contributions would be
	this?		required
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
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?		water flooding, assessment is
	No assessment required (G)		unlikely to be required
	<ul> <li>Consider Further Assessment (A)</li> </ul>		drinkery to be required
	Further Assessment Required (R)		
Fnvir	onmental Health		
34	Contamination	R/A/G	Awaiting Comments
37	Are there any contamination constraints on site and	10/70	Awaiting Comments
	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting Comments
	Would any adjoining uses have the potential to	10700	7 (Walking Commonics
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints	·	
36	Landscape character	G	
	What would the impacts of development be on the		dan and dank as
	landscape character or setting of the area or any		dependent on provision of
	designated landscapes? Would there be any direct		appropriate character and scale
	or indirect harm to the Area of Outstanding Natural		landscape buffers.
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	G	Site is considered to have low
	What would the impacts of development be on any	_	archaeological potential. No
1	i i i i i i i i i i i i i i i i i i i	1	
	heritage assets and their setting?		objection to allocation.
	heritage assets and their setting?  Are there any opportunities for enhancement of		objection to allocation.

	these assets?			
38	Ecological Assets	G		
	What would the impacts of development be on any		In NIA, retain and buffer hedgerow,	
	biological, geological or ecological assets and are		opportunities for enhancement.	
	there any opportunities for their enhancement?			
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	RoW running through site that links to Pratts Pit / wider countryside. Would need integrating as attractive green corridor within development to be a gateway to the network of green spaces south of LB. Within the NIA, habitat enhancement required.	
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?			
Planning History				
41	What is the sites planning history? (For example		Current planning application for	
	planning applications and submissions to previous		retail development – yet to be	
	Allocations Plans)		determined.	
Does	the site continue to next stage?		Yes	

## STAGE 2 ASSESSMENT CONCLUSION

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

The site is located within the built up area of Leighton Linslade. The site is located along the Billington Road and opposite and adjoining the housing allocation in south Leighton Linslade. The site is located within an employment area and the development could result in the loss of employment land and could potentially impact the future activities of the adjoining employment properties. However; is located on the edge of the employment area adjoining a residential allocation and as such it is considered that the site will be assessed further 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.		
Achie	Achievability				
44	Are there any market factors which would affect deliverability?		Whether the existing businesses on site are able to relocate.		

	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
When can the scheme realistically commence	value areas of the Authority. Within 5 years
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
What is the indicative build out time of the site?	Within 5 years
Does the site pass this stage?	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.  Yes
2000 the one page this stage:	100

## **SUMMARY**

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

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

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



## Site Assessment Framework for HOUSING<sup>37</sup>

Site details	
Reference Number	NLP310
Site Name	Pledge Office Chairs
Site Address	Millstream Works, Mill Road
Settlement	Leighton Linslade
Size	Submitted area: 3.65ha
	Developable area: 3.65ha
	Measured GIS area: 3.30ha
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	PE 4A ACCECCMENT		
	GE 1A ASSESSMENT	ll or conf	list with national naligy designations
	stage of the assessment rules out sites that are too sma	ii or com	ict with hational policy designations.
1	sional Site Capacity	NIa	Niveshau of managed divisitions 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		400 400
	using density of 30dph and exclude up to 40 %		160-180
	depending on site size of land for infrastructure and		
	services, take into account topography or significant		Niverbay of group and dividilians as
	areas of undevelopable land. Site Size Gross to net ratio standards		Number of proposed dwellings as
			per CBC methodology:
	• Up to 0.4 hectare 100%		60
	• 0.4 to 2 hectares 80%		00
	2 hectares or above 60%  Alexander (histography)  Alexander (histography)  Alexander (histography)  Alexander (histography)		
	Note: for this calculation use the submitted		
	Developable Area, or the area measured in GIS if		
Flood	this is smaller.	Comus	mtial Taat)
	Risk (All sites which reach Stage 2 will be subject to the	ī	nuar rest)
2	Is more than 50% of the site located in Flood Zone 2	No	
2	or 3?	NI-	
3	Is more than 50% of the site at risk from surface	No	
Natio	water flooding?	**** O b	
	nally significant designations (All sites which reach S		
4	Is more than 50% of the site covered by nationally	No	There are no designations on site.
	significant designations? These are: Sites of Special		
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
_	Gardens.	N.I.	O' A CAID
5	Is more than 50% of the site located within the Area	No	Site not within AONB
	of Outstanding Natural Beauty?		
Does	the site continue to next stage?		Yes

<sup>&</sup>lt;sup>37</sup> 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 more<sup>38</sup>.

**Relationship to Settlement** 

6	For sites that are not of a sufficient scale to be self-	G	The site is located between
	contained, is the site a logical extension to the		Leighton Linslade and Leighton
	settlement or are there any major physical		Buzzard, along the river. The site
	constraints(for example A roads, rivers or railways)		could potentially form an extension
	that separate it from the main settlement?		to Leighton Buzzard.
7	Does the site cause coalescence between an	G	The site would not cause
	existing village or town and another existing village		coalescence and is separated from
	or town? If yes, then grade as Amber if the site		Leighton Linslade by the river and
	would be able to provide appropriate buffers or		canal.
	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	SE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>39</sup> .			
Critic	al Infrastructure			
8	Can the site meet the <b>critical infrastructure</b> G	Critical infrastructure can be met.		
	requirements that will enable delivery <sup>40</sup> ?			
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

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?	A	90% of the site is employment and the existing buildings would need to be demolished.	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owner intent on developing.	
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems.	
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G		

38

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

<sup>&</sup>lt;sup>39</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

|--|

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

\_\_\_

<sup>&</sup>lt;sup>41</sup> 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)	G	Former employment site
	• 26 - 75% (A)		
Came	• 25% - 0% (Greenfield) (R)		
	Munity	NI-	Laightag Ligalada gat a daoigeatad
17	Neighbourhood Planning (only applicable in	No	Leighton Linslade not a designated
	designated areas)		neighbourhood planning area.
	Is the site identified as a housing allocation in an emerging Neighbourhood Plan?		
18	Community Consultation	No	No community consultation has
.0	Has any community consultation taken place?	140	been undertaken.
	If yes, provide brief details on the form this		boon and actuation.
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	Yes	Would result in a loss of
	Would this proposal impact on the sustainability of		employment facilities.
	the settlement through the loss of services and		1 /
	facilities (for example, employment, retail, public		
	house etc)		
Cumi	ulative Impact		
20	Considering housing completions over the past 10	Α	Homes 2006: 15276
	years, what has been the level of housing growth in		Homes 2016: 17484
	the parish?		
	<ul> <li>Less than 5% growth (G)</li> </ul>		There has been a 14.45%increase
	• 5% to 20% growth (A)		in dwellings in the last 10 years.
	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).		
21	What level of housing growth would there be if all the	Α	There is outstanding planning
	outstanding permissions (as of April 2016) were to		permission for 1926 new homes, an increase of 11.02%.
	be completed?  • Less than 5% growth (G)		an increase of 11.02%.
	<ul><li>5% to 20% growth (A)</li><li>More than 20% growth (R)</li></ul>		
	<ul> <li>More than 20% growth (R)</li> <li>This is calculated by working out the total number of</li> </ul>		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	There are no physical constraints.
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	G	There is development along the
	the existing settlement pattern, and would it have an		river frontage in Leighton Linslade.
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
A '	form?		
	tultural Land Quality	<u> </u>	Sito in an urban area
24	Would the development impact on high quality agricultural land?	G	Site in an urban area.
	ayrıculturar larıtı:		

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

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

Transport and Access to Services  25 Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately  25a Does the settlement have a Primary/Lower school?  • 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)  • Yes, in the settlement (G)  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • Yes, proposed as part of the development (G)  • Yes, proposed as part of the development (G)  • Yes, proposed as part of the development (G)  • Yes, proposed as part of the development (G)  • Yes, in the settlement does (A)  • Other catchment school available (A)  25c Does the settlement have a Secondary/ Upper school?  • Yes, proposed as part of the development (G)  • Yes, proposed as part of the development (G)  • Yes, proposed as part of the development (G)					
Pacilities 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					
Council's Settlement Hierarchy Audit.  Issues relating to capacity are assessed separately  Does the settlement have a Primary/Lower school?  Yes, in the settlement (G)  Yes, proposed as part of the development (G)  No, but an adjoining settlement does (A)  Not in the settlement or an adjoining settlement (R)  Does the settlement have a Middle school (if applicable)?  Yes, in the settlement (G)  Yes, proposed as part of the development (G)  No, but an adjoining settlement does (A)  Other catchment school available (A)  Does the settlement have a Secondary/ Upper school?  Yes, in the settlement (G)  Yes, proposed as part of the development (G)  Yes, in the settlement (G)  Yes, proposed as part of the development (G)					
Issues relating to capacity are assessed separately  25a Does the settlement have a Primary/Lower school?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • No, but an adjoining settlement does (A)  • Not in the settlement or an adjoining settlement (R)  25b Does the settlement have a Middle school (if applicable)?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • No, but an adjoining settlement does (A)  • Other catchment school available (A)  25c Does the settlement have a Secondary/ Upper school?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)					
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<ul> <li>No, but an adjoining settlement does (A)</li> <li>Not in the settlement or an adjoining settlement (R)</li> <li>Does the settlement have a Middle school (if applicable)? <ul> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> <li>Other catchment school available (A)</li> </ul> </li> <li>Does the settlement have a Secondary/ Upper school? <ul> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> </ul> </li> </ul>					
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applicable)?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)  • No, but an adjoining settlement does (A)  • Other catchment school available (A)  25c Does the settlement have a Secondary/ Upper school?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)					
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<ul> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> <li>Other catchment school available (A)</li> </ul> 25c Does the settlement have a Secondary/ Upper school? <ul> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> </ul> In settlement					
<ul> <li>No, but an adjoining settlement does (A)</li> <li>Other catchment school available (A)</li> <li>25c Does the settlement have a Secondary/ Upper school?</li> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> </ul>					
Other catchment school available (A)  25c Does the settlement have a Secondary/ Upper school?     Yes, in the settlement (G)     Yes, proposed as part of the development (G)					
25c Does the settlement have a Secondary/ Upper school?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)					
school?  • Yes, in the settlement (G)  • Yes, proposed as part of the development (G)					
<ul> <li>Yes, in the settlement (G)</li> <li>Yes, proposed as part of the development (G)</li> </ul>					
Yes, proposed as part of the development (G)					
No, but an adjoining settlement does (A)					
Other catchment school available (A)					
25d Does the settlement have a GPs surgery or medical G In settlement					
centre?					
Yes, in the settlement (G)  Yes, in the settlement (G)					
Yes, proposed as part of the development (G)  No, but an adicining cettlement does (A)					
<ul> <li>No, but an adjoining settlement does (A)</li> <li>Not in the settlement or an adjoining</li> </ul>					
settlement (R)					
26 What retail provision does the settlement offer? G Town centre					
Town Centre/ Supermarket (G)					
Convenience Store / Post Office / Newsagent					
(Å)					
None (R)					
27 Distance to bus stops with a frequent service (at A 586m					
least hourly at peak times):					
<ul><li>Less than 400m (G)</li><li>400m-800m (A)</li></ul>					
• Over 800m (R)					
OR submission form stated that improved					
public transport facilities could be provided as					
part of the development (G)					
28 Distance to nearest train station: R Over 1200m					
Less than 800m (G)					

	000 4000 (A)					
	<ul><li>800m-1200m (A)</li><li>Over 1200m (R)</li></ul>					
29	Is the site accessible from the existing road network?	G	Mill and Bassett Road			
Scho	School Capacity					
30	Do the local schools have capacity at all tiers?	А	School expansions already planned in Leighton – financial contributions would be required			
31	If not, has a commitment been made to address this?	А	financial contributions would 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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.			
Drain	age and Flooding (All sites subject to Sequential Te	est)	, , , ,			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?  No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	R	Level 2 assessment required			
	onmental Health Contamination	D/A/C	Augiting Commonts			
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)	R/A/G	Awaiting Comments			
	onmental Constraints					
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	significant proportion of site required for landscape enhancement, may impact on proposed site capacity.			
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?  Ecological Assets	G	Site is considered to have low archaeological potential. No objection to allocation.  In NIA, adjacent to Ouzel Valley			
30	Ludiogical Assets	l G	in inia, aujacent to Ouzer valley			

	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		Local Geology Site, retain existing boundary trees, opportunities 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?	A	Within NIA, on edge of Ouzel flood corridor. Would need to enhance characteristic habitats and deliver positive contribution to surface water management. Near to Greensand Ridge Walk, would need to promote access through the site / linkages to the GSR Walk.
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)		NA
Does the site continue to next stage?			Yes

## STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is located within the built up area of Leighton Linslade, to the north of Leighton Linslade adjoining the River Ouzel and along the Billington Road. The site is an existing employment area and the development could result in the loss of employment land although the site adjoins residential development in the east. Although a small portion of the site in the north is located within the green belt, it is considered that the site has merits to identify exceptional circumstances.

#### **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.

Viab	ility		
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.
Achi	evability		
44	Are there any market factors which would affect deliverability?		Whether the existing businesses on site are able to relocate.  The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within

45 When can the scheme realistically commence	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.  Within 5 years
delivery?  • 0 to 5 years (deliverable)	0 to 5 years
<ul> <li>6 to 10 years</li> <li>11 to 15 years</li> <li>15 to 20 years</li> <li>Outside Plan Period</li> </ul>	
What is the indicative build out time of the site?	Within 5 years  The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.

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

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

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



## Site Assessment Framework for HOUSING<sup>42</sup>

Site details	
Reference Number	NLP456
Site Name	Spinny Park
Site Address	Billington Road, Leighton Linslade
Settlement	Leighton Linslade
Size	Submitted area: 1.17ha
	Developable area: 1.17ha
	Measured GIS area: 2.45ha
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.

0=14					
	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity	1			
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		20		
	using density of 30dph and exclude up to 40 %		30		
	depending on site size of land for infrastructure and				
	services, take into account topography or significant areas of undevelopable land.		Number of proposed dwellings as		
	Site Size Gross to net ratio standards		Number of proposed dwellings as per CBC methodology:		
	Up to 0.4 hectare 100%		per CBC methodology.		
	0.4 to 2 hectares 80%		58		
	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 Se			ential Test)		
2	Is more than 50% of the site located in Flood Zone 2	No	,		
	or 3?				
3	Is more than 50% of the site at risk from surface	No			
	water flooding?				
	nally significant designations (All sites which reach S		e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	There are no designations on site.		
	significant designations? These are: Sites of Special				
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
_	Gardens.				
5	Is more than 50% of the site located within the Area	No	Site not within AONB		
1	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		Yes		

<sup>42</sup> 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 more<sup>43</sup>

Relationship to Settlement

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

STAG	SE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>44</sup> .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	G	Critical infrastructure can be met.		
	requirements that will enable delivery <sup>45</sup> ?				
Does	the site continue to next stage?		Yes		

#### STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? 9 Α The site is currently in use for Would the existing use limit the development employment purposes. Relocation potential? of the existing uses in already in progress and demolition would be required for the remaining buildings. 10 Land controlled by land owner Is the land controlled by a developer or land owner G who has expressed an intention to develop the site? intent on developing. 11 Are there any legal or ownership problems that could No known legal or ownership delay or prevent development? problems.

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

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

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

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

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 ian.					
Gree	Greenbelt					
13	Is the site located within the Green Belt?	No	Site not within green belt			
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or 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.*	Yes or 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 2.46	Yes/ No/ N/A	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

46

<sup>&</sup>lt;sup>46</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Stage	Stage 2A will be looked at as a whole using planning balance.				
	Previously Developed Land				
16	Is the site Previously Developed Land in accordance with the NPPF definition?  • 76% - 100% (G)  • 26 - 75% (A)  • 25% - 0% (Greenfield) (R)	G	Employment site		
Comr	nunity				
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Leighton Linslade not a designated neighbourhood planning area.		
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation has been undertaken.		
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	Yes	Would result in a loss of employment facilities.		
Cumi	lative Impact				
21	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?  • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R)  This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).  What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?  • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R)  This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April	A	Homes 2006: 15276 Homes 2016: 17484  There has been a 14.45%increase in dwellings in the last 10 years.  There is outstanding planning permission for 1926 new homes, an increase of 11.02%.		
	2016 (as calculated using census and completions				
	data).				
	ical Constraints				
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	There are pylons running to the south of the site.		
	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?	G	The land to the south of Leighton Linslade has been subject to residential development over the years		
Agric	ultural Land Quality				

24	Would the development impact on high quality	G	Site in an urban area.
	agricultural land?		
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

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.

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28	Distance to nearest train station:	R	Over 1200m
	<ul><li>Less than 800m (G)</li></ul>		
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	G	Billington Road
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	School expansions already planned
			in Leighton – financial contributions
			would be required
31	If not, has a commitment been made to address this?	Α	financial contributions would be required
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drair	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	<ul> <li>No assessment required (G)</li> </ul>		unlikely to be required
	Consider Further Assessment (A)		
	<ul> <li>Further Assessment Required (R)</li> </ul>		
Envi	onmental Health		
34	Contamination	R/A/G	
	Are there any contamination constraints on site and		Awaiting Comments
	will there be any remediation required?		3
35	Adjoining uses	R/A/G	
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		Awaiting Comments
	noise and smell)		
Envi	conmental Constraints	<u> </u>	
36	Landscape character	G	
	What would the impacts of development be on the		
	landscape character or setting of the area or any		dependent on provision of
	designated landscapes? Would there be any direct		appropriate character and scale
	or indirect harm to the Area of Outstanding Natural		landscape buffers.
^=	Beauty or the Nature Improvement Area?		Otto to constitution
37	Heritage/ Archaeology	G	Site is considered to have low
	What would the impacts of development be on any		archaeological potential. No
	heritage assets and their setting?		objection to allocation.
	Tromage accordance from coming.		objection to anotation.

	Are there any opportunities for enhancement of			
	these assets?			
38	Ecological Assets	G		
	What would the impacts of development be on any		In NIA, retain and buffer hedgerow,	
	biological, geological or ecological assets and are		opportunities for enhancement.	
	there any opportunities for their enhancement?			
39	Open space/leisure and GI assets	Α	RoW running through site that links	
	Are there any potential conflicts with open space,		to Pratts Pit / wider countryside.	
	leisure designations or Rights of Way? Is there		Would need integrating as	
	capacity to provide the required levels of open space		attractive green corridor within	
	and green infrastructure?		development to be a gateway to	
	, and the second		the network of green spaces south	
			of LB. Within the NIA, habitat	
			enhancement required.	
Miner	als and Waste			
40	What would the impacts of development be on	G	No issues	
	safeguarded minerals and waste sites, including			
	mineral safeguarding sites?			
Plann	Planning History			
41	What is the sites planning history? (For example		NA	
	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 located within the built up area of Leighton Linslade, along the Billington Road and opposite and adjoining the housing allocation in south Leighton Linslade.

The site is located within an employment area and the development could result in the loss of employment land, potentially impacting the future activities of the adjoining employment properties. However, it is located on the edge of the employment area adjoining a residential allocation.

#### **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	Achievability			
44	Are there any market factors which would affect deliverability?		Whether the existing businesses on site are able to relocate.	

		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 cohome reglictically commence	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	Within 5 years  0 to 5 years
46	What is the indicative build out time of the site?	Within 5 years The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 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 HOUSING<sup>47</sup>

Site details	Site details				
Reference Number	NLP464				
Site Name	The Chiltern- Hunt Land				
Site Address	The Chiltern-Hunt Land, Vandyke Road, Leighton Buzzard, LU7 3DY				
Settlement	Leighton Linslade				
Size	Submitted Developable Area: 3.66ha				
	Submitted Whole Site Area: 5.4ha				
	Measured GIS Area: 5.47ha				
Proposed Use	Residential				
Any other	on similar land to ALP400				
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	T 4A ACCTCCMENT			
	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 national policy designations.	
	sional Site Capacity	<b>.</b>		
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		440	
	using density of 30dph and exclude up to 40 %		110	
	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		Number of proposed dwellings as	
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>		per CBC methodology:	
	<ul> <li>0.4 to 2 hectares 80%</li> </ul>			
	<ul> <li>2 hectares or above 60%</li> </ul>		66	
	Note: for this calculation use the submitted			
	Developable Area, or the area measured in GIS if			
	this is smaller.			
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)				
2	Is more than 50% of the site located in Flood Zone 2	No		
	or 3?			
3	Is more than 50% of the site at risk from surface	No		
	water flooding?			
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally	No	There are no nationally significant	
	significant designations? These are: Sites of Special		designations on the proposed site.	
	Scientific Interest, National Nature Reserves,			
	Scheduled Monuments, Registered Parks and			
	Gardens.			
5	Is more than 50% of the site located within the Area	No	The site does not fall within the	
	of Outstanding Natural Beauty?		AONB.	
Does the site continue to next stage? Yes			Yes	

47 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 more<sup>48</sup>.

Relationship to Settlement

**STAGE 1D ASSESSMENT** 

the proposed use? If yes, then score as Red

because it's not eligible for allocation.

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the	G	Site forms a logical extension to the settlement.
	settlement or are there any major physical constraints(for example A roads, rivers or railways)		
	that separate it from the main settlement?		
7	Does the site cause coalescence between an	G	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	À	
	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

STAG	SE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>49</sup> .			
Critic	Critical Infrastructure			
8	Can the site meet the <b>critical infrastructure</b> G	No issues		
	requirements that will enable delivery <sup>50</sup> ?			
Does	Does the site continue to next stage?			

#### This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Agricultural 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 The proposed development site is

surrounded by the East of

Leighton Linslade Strategic

The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/508205/Locally-led\_garden\_villages\_towns\_and\_cities.pdf</a>)

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

<sup>&</sup>lt;sup>50</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

		Allocation
Does the site continue to next stage?		No

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.

T Idil.				
Greenbelt				
13	Is the site located within the Green Belt?	No	No	
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	No	Site is located within the permitted urban extension area for the East of Leighton Linslade Allocation and would therefore no longer be within the greenbelt.	
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 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 with the NPPF definition? R The site 100% greenfield and is therefore not PDL

<sup>51</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	700/ 4000/ (0)		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
Comr	• 25% - 0% (Greenfield) (R)		
17	nunity  Neighbourhood Planning (only applicable in	Yes	Not a designated paighbourhood
17	designated areas)	165	Not a designated neighbourhood planning area
	Is the site identified as a housing allocation in an		planning area
	emerging Neighbourhood Plan?		
18	Community Consultation	No	None has taken place
10	Has any community consultation taken place?	INO	None has 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	110	services, nor impact on
	the settlement through the loss of services and		sustainability of the settlement.
	facilities (for example, employment, retail, public		, , , , , , , , , , , , , , , , , , , ,
	house etc)		
Cumi	lative Impact		
20	Considering housing completions over the past 10	Α	Homes 2006: 15276
	years, what has been the level of housing growth in		Homes 2016: 17484
	the parish?		
	<ul> <li>Less than 5% growth (G)</li> </ul>		There has been a 14.45%increase
	• 5% to 20% growth (A)		in dwellings in the last 10 years.
	<ul> <li>More than 20% growth (R)</li> </ul>		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	Α	There is outstanding planning
	outstanding permissions (as of April 2016) were to		permission for 1926 new homes,
	be completed?		an increase of 11.02%.
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)  This is a least at the state of the sta		
	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	Α	The old Leighton Buzzard railway
	features that affect the site's developability?	' `	runs along the eastern boundary of
	For example pylons, gas works, sewage treatment		the site alongside a number of
	works, topography or wind turbines.		smaller pylons. The rest of the site
			has no physical constraints and
			gently rises towards the North
	<u> </u>		Eastern corner of the site.
	ionship to Settlement		
23	Would development of the site be complementary to	G	When the site is considered
	the existing settlement pattern, and would it have an		alongside the Leighton Linslade
	adverse impact on any historic, unique or distinctive		allocation, the site compliments the
	characteristics of the settlement's built or natural		pattern of the allocation's master
	form?		plan. Is not likely to have any
			impact on the historic character as
			long as the railway is not affected.

			No impact on built or natural form.		
Agric	Agricultural Land Quality				
24	Would the development impact on high quality agricultural land?	G	100% Non-agricultural		
	<ul> <li>50% or more in non-agricultural land (G)</li> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>				
	• 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.

any question does not mean that the site will be automatically excluded at this stage as the ratings across					
Stage 2B will be looked at as a whole using planning balance.  Transport and Access to Services					
25	Facilities and services				
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the		
	Council's Settlement Hierarchy Audit.				
	lecture relating to capacity are accessed capacitaly				
25a	Issues relating to capacity are assessed separately  Does the settlement have a Primary/Lower school?	G	In settlement		
200	Yes, in the settlement (G)		in dottioniont		
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Not in the settlement or an adjoining</li> </ul>				
0.51	settlement (R)				
25b	Does the settlement have a Middle school (if	G	In settlement		
	<ul><li>applicable)?</li><li>Yes, in the settlement (G)</li></ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	G	In settlement		
	school?				
	<ul><li>Yes, in the settlement (G)</li><li>Yes, proposed as part of the development (G)</li></ul>				
	<ul> <li>Yes, proposed as part of the development (G)</li> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Other catchment school available (A)				
25d	Does the settlement have a GPs surgery or medical	G	In settlement		
	centre?				
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)  Not in the settlement or an adjoining.				
	<ul> <li>Not in the settlement or an adjoining settlement (R)</li> </ul>				
26	What retail provision does the settlement offer?	G	Town centre		
	<ul> <li>Town Centre/ Supermarket (G)</li> </ul>				
	<ul> <li>Convenience Store / Post Office / Newsagent</li> </ul>				
	(A)				
27	None (R)  Distance to bus stone with a frequent convice (at	A	Site is 650m away from the pagreet		
21	Distance to bus stops with a frequent service (at least hourly at peak times):	^	Site is 658m away from the nearest bus stop		
	Less than 400m (G)				
	• 400m-800m (A)				
	• Over 800m (R)				
	<ul> <li>OR submission form stated that improved</li> </ul>				

	public transport facilities could be provided as part of the development (G)		
28	Distance to nearest train station:  • 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?	G	Site is directly accessible from Vandyke Road
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	School expansions already planned in Leighton – financial contributions would be required
31	If not, has a commitment been made to address this?	A	financial contributions would 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?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?  No assessment required (G)  Consider Further Assessment (A)  Further Assessment Required (R)  onmental Health	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
34	Contamination	R/A/G	Awaiting Comments
34	Are there any contamination constraints on site and will there be any remediation required?		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	Noise, traffic problems from the nearby upper school,
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Awaiting Comments
37	Heritage/ Archaeology	R/A/G	Awaiting Comments

	What would the impacts of development be on any heritage assets and their setting?  Are there any opportunities for enhancement of		
	these assets?	D / A / O	A '''
38	Ecological Assets	R/A/G	Awaiting Comments
	What would the impacts of development be on any		
	biological, geological or ecological assets and are		
39	there any opportunities for their enhancement?  Open space/leisure and GI assets	R/A/G	Augiting Comments
39	Are there any potential conflicts with open space,	R/A/G	Awaiting Comments
	leisure designations or Rights of Way? Is there		
	capacity to provide the required levels of open space		
	and green infrastructure?		
Minor	alla green innastructure:		
_		<u> </u>	No logues
40	What would the impacts of development be on	G	No Issues
	safeguarded minerals and waste sites, including	A	
	mineral safeguarding sites?		
	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 to be considered further for development. There are a couple of constraints along the frontage of Vandyke Road but these can be suitably mitigated against. As the site is surrounded by the East of Leighton Linslade extension the site will be suitable alongside the development of this.

## **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.

Viab	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.		
Achi	evability				
44	Are there any market factors which would affect deliverability?		The East of Leighton Linslade allocation masterplan highlights development around the site  The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and		

property value period of time considered thin developments been cautious 2016 Dunstable a 17.9% hous with an averagincrease in 20 Central Bedformation of the considered thin development at 17.9% hous with an averagin crease in 20 Central Bedformation of the consideration of the con	reases in residential es in a relatively short whereby it is at the viability of swithin this report has so are example in one has benefited from sing price increase ge annual house price of 16 for housing within ordshire of 10.74%.  In property value has of not only national se prices and existing at the economically eas but also rastructure projects eline including: East-1-A5 link road; A421 ford to Cambridge that a company is the company of the east of the company of the comp
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	
What is the indicative build out time of the site?  The Case Stu within the Cou Development 2017) indicate has received a permission as would likely ta completion an	ady Sites outlined uncil's Residential Viability Report (Feb es that after the site detailed planning single housebuilder ake one year to first and would build out the of 50 dwellings per after.

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

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

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



Site Assessment Framework for HOUSING<sup>52</sup>

Site details	Site details				
Reference Number	NLP495				
Site Name	Chiltern Industrial Estate				
Site Address	Billington Road, Leighton Linslade				
Settlement	Leighton Linslade				
Size	Submitted area: 2.6ha				
	Developable area: 2.6ha				
	Measured GIS area: 2.60ha				
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	II		
	stage of the assessment rules out sites that are too sma	II or cont	lict with national policy designations.	
	isional Site Capacity			
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:	
	using density of 30dph and exclude up to 40 %		91	
	depending on site size of land for infrastructure and		91	
	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:	
	<ul> <li>Up to 0.4 hectare 100%</li> </ul>		por electrical and agriculture agriculture and agriculture and agriculture and agriculture agr	
	• 0.4 to 2 hectares 80%		47	
	<ul> <li>2 hectares or above 60%</li> </ul>			
	Note: for this calculation use the submitted			
	Developable Area, or the area measured in GIS if			
	this is smaller.			
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)	
2	Is more than 50% of the site located in Flood Zone 2	No		
	or 3?			
3	Is more than 50% of the site at risk from surface	No		
	water flooding?			
	nally significant designations (All sites which reach S			
4	Is more than 50% of the site covered by nationally	No	There are no designations on site.	
	significant designations? These are: Sites of Special			
	Scientific Interest, National Nature Reserves,			
	Scheduled Monuments, Registered Parks and			
_	Gardens.	NI-	Oite and within AOND	
5	Is more than 50% of the site located within the Area	No	Site not within AONB	
Dage	of Outstanding Natural Beauty?		V	
Does	the site continue to next stage?		Yes	

 $<sup>^{52}</sup>$  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<sup>53</sup>.

Relationship to Settlement

For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?  Does the site cause coalescence between an existing village or town? 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 and self-time.  A The site is located within an employment area in Leighton Buzzard. The site is surrounded by employment land to the north, south and west of the site. Pevelopment of this site from employment to residential could potentially have an impact on the activities of the adjoining industrial properties.  G The site would not cause coalescence.  The site is located within an employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment area in Leighton Buzzard. The site is usurounded by employment and to the north, south and west of the site.  Personance is usurounded. The site is usurounded in the provided	Neiati	ionship to settlement		
existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	6	contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways)	A	employment area in Leighton Buzzard. The site is surrounded by employment land to the north, south and west of the site. Residential properties adjoin the site in the east of the site. Development of this site from employment to residential could potentially have an impact on the activities of the adjoining industrial
Does the site continue to next stage?	7	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	G	
	Does	the site continue to next stage?		Yes

STA	GE 1C ASSESSMENT		
This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>54</sup> .			
Criti	cal Infrastructure		
8	Can the site meet the <b>critical infrastructure</b>	G	Critical infrastructure can be met.
	requirements that will enable delivery <sup>55</sup> ?		
Does	s the site continue to next stage?		Yes

# STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Availability 9 What is the existing use of the site? Would the existing use limit the development potential? A The site is currently in use for employment purposes. Relocation of the existing uses in already in progress and demolition would be required for the remaining

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

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

<sup>&</sup>lt;sup>54</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

			buildings.
10	Is the land controlled by a developer or land owner	G	Land controlled by land owner
	who has expressed an intention to develop the site?		intent on developing.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	NA
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	Site not within green belt	
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit)  • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA  • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway)  Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. <sup>56</sup>	No	Site is not supported by a Neighbourhood Plan	
Does	the site continue to next stage?		Yes	
			1	

<sup>&</sup>lt;sup>56</sup> Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)			
	SE 2 ASSESSMENT			
	stage further assesses the site's suitability using detailed			
	ion does not mean that the site will be automatically exc		this stage as the ratings across	
	2A will be looked at as a whole using planning balance	<del>)</del> .		
	ously Developed Land			
16	Is the site Previously Developed Land in accordance	G	Employment site	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			
Comr	nunity			
17	Neighbourhood Planning (only applicable in	No	Leighton Linslade not a designated	
	designated areas)		neighbourhood planning area.	
	Is the site identified as a housing allocation in an		pro-graduation pro-mang and an	
	emerging Neighbourhood Plan?			
18	Community Consultation	No	No community consultation has	
	Has any community consultation taken place?	140	been undertaken.	
	If yes, provide brief details on the form this		been undertaken.	
	consultation took and any overall community			
	response.			
19	Sustainability of Settlement	Yes	Would result in a loss of	
19	Would this proposal impact on the sustainability of	163	employment facilities.	
	the settlement through the loss of services and		employment facilities.	
	facilities (for example, employment, retail, public			
	i i i	`		
<u> </u>	house etc)			
	ulative Impact		DN 0000 45070	
20	Considering housing completions over the past 10	Α	Homes 2006: 15276	
	years, what has been the level of housing growth in		Homes 2016: 17484	
	the parish?			
	<ul> <li>Less than 5% growth (G)</li> </ul>		There has been a 14.45%increase	
	• 5% to 20% growth (A)		in dwellings in the last 10 years.	
	<ul> <li>More than 20% growth (R)</li> </ul>			
	This is calculated by working out the total number of			
	completions over the last ten years as a percentage			
	of the dwellings in April 2006 (as calculated using			
	census and completions data).			
21	What level of housing growth would there be if all the	Α	There is outstanding planning	
	outstanding permissions (as of April 2016) were to		permission for 1926 new homes,	
	be completed?		an increase of 11.02%.	
	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		There are no physical assets into	
22	Are there any physical constraints or permanent	G	There are no physical constraints.	
	features that affect the site's developability?		Site located in an employment	
	For example pylons, gas works, sewage treatment		area.	
	works, topography or wind turbines.			
Relati 23	ionship to Settlement  Would development of the site be complementary to	G	The land to the south of Leighton	

	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?		Linslade has been subject to residential development over the years
Agric	ultural Land Quality		
24	Would the development impact on high quality agricultural land?	G	Site in an urban area.
	50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

# **STAGE 2 ASSESSMENT**

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

Stage	stage 2B will be looked at as a whole using planning balance.				
	ransport 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	In settlement		
	Yes, in the settlement (G)				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	<ul> <li>Not in the settlement or an adjoining</li> </ul>				
	settlement (R)				
25b	Does the settlement have a Middle school (if	G	In settlement		
	applicable)?				
	Yes, in the settlement (G)				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	G	In settlement		
	school?				
	<ul> <li>Yes, in the settlement (G)</li> </ul>				
	Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)				
	Other catchment school available (A)	_			
25d	Does the settlement have a GPs surgery or medical	G	In settlement		
	centre?				
	Yes, in the settlement (G)				
	<ul> <li>Yes, proposed as part of the development (G)</li> </ul>				
	<ul> <li>No, but an adjoining settlement does (A)</li> </ul>				
	Not in the settlement or an adjoining				
0.5	settlement (R)		<u> </u>		
26	What retail provision does the settlement offer?	G	Town centre		
	Town Centre/ Supermarket (G)				
	Convenience Store / Post Office / Newsagent				
	(A)				
	None (R)		1 100		
27	Distance to bus stops with a frequent service (at	G	Less than 400m		
	least hourly at peak times):				
	<ul> <li>Less than 400m (G)</li> </ul>				

	400 000 (A)	1	
	• 400m-800m (A)		
	• Over 800m (R)		
	OR submission form stated that improved		
	public transport facilities could be provided as		
	part of the development (G)	_	
28	Distance to nearest train station:	R	Over 1200m
	<ul><li>Less than 800m (G)</li></ul>		
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		
29	Is the site accessible from the existing road network?	G	A4012
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	School expansions already planned
			in Leighton – financial contributions
			would be required
31	If not, has a commitment been made to address	Α .	financial contributions would be
	this?		required
	Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	No assessment required (G)		unlikely to be required
ì	Consider Further Assessment (A)		
	Further Assessment Required (R)		
	onmental Health		
34	Contamination	R/A/G	Awaiting Comments
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting Comments
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
	onmental Constraints		
36	Landscape character	G	
	What would the impacts of development be on the		on provision of adequate
	landscape character or setting of the area or any		landscaping to integrate
	designated landscapes? Would there be any direct		development.
	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?	G	Site is considered to have low archaeological potential. No objection to allocation.
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	In NIA, retain mature trees, opportunities 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?	G/A	Within NIA, though limited surrounding habitat.
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)		For employment related uses
Does	the site continue to next stage?		Yes

## **STAGE 2 ASSESSMENT CONCLUSION**

Is the site suitable for the proposed development?

The site is located within the built up area of Leighton Linslade, along the A4012 and within walking distance from the town centre. The site is located within an employment area and the development would result in the loss of employment land, potentially impacting the future activities of the adjoining employment properties. Leighton Linslade is a sustainable settlement with a wide range of facilities and services. There has been considerable development in Leighton Linslade and therefore contributions to expanding the school provision would be expected.

### **STAGE 3: ACHIEVABILITY**

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

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

Viability				
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?  • 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		
	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		
AF MILE II P.C. II	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	Within 5 years  0 to 5 years		
What is the indicative build out time of the site?  Does the site pass this stage?	Within 5 years  The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after.  Yes		
Dues the site pass this stage:			

# **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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