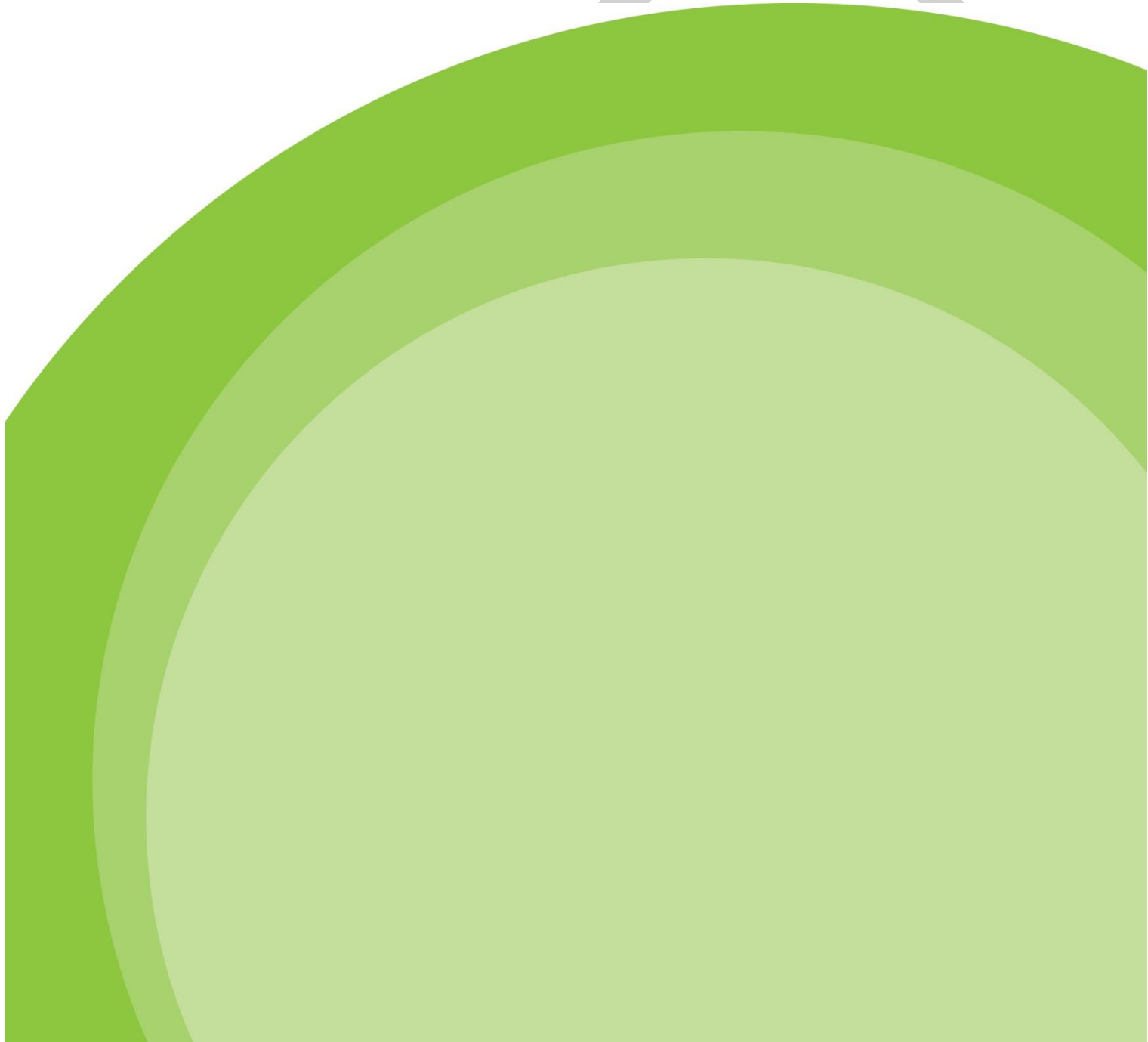


Site Assessment Forms

Leighton Linslade



Contents

ALP064 4
ALP070 7
ALP090 14
ALP148 23
ALP400 25
NLP018 26
NLP049 33
NLP073 36
NLP124 39
NLP310 48
NLP456 57
NLP464 66
NLP495 75

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Site Assessment Framework for HOUSING¹

| 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 information | Site allocated for employment land – would require planning permission to be 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.

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|---|--|----|---|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 500 |
| | | | Number of proposed dwellings as per CBC methodology: 288 |

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

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

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

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

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

| | | | |
|---------------------------------------|---|---|--|
| 6 | For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement? | 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 be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. | G | Does not cause coalescence |
| Does the site continue to next stage? | | | Yes |

STAGE 1C ASSESSMENT

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

Critical Infrastructure

| | | | |
|---------------------------------------|--|---|-----|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ⁴ ? | G | N/A |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

| | | | |
|----|--|---|--|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | G | Agricultural |
| 10 | Is the land controlled by a developer or land owner who has expressed an intention to develop the site? | G | Intent on developing the site |
| 11 | Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome? | G | No Issues |
| 12 | Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation. | R | The site would form an extension to the east of Leighton Linlade. The site also forms part of the East |

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

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

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

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

DRAFT

Site Assessment Framework for HOUSING⁵

| Site details | |
|-----------------------|---|
| Reference Number | ALP070 |
| Site Name | Land adjacent to 133 Stoke Road |
| Site Address | Land adjacent to 133 Stoke Road |
| Settlement | Leighton Linlade |
| Size | Submitted area: 2.5ha Developable area: 2.5ha Measured GIS area: 1.33ha |
| Proposed Use | Residential – older persons accommodation |
| Any other information | Refused planning permission in 2013, dismissed at appeal |

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|---|--|----|---|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 50 bed care facility and 20-25 units |
| | | | Number of proposed dwellings as per CBC methodology: 31 |

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

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

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

| | | | |
|---------------------------------------|--|----|------------------------------------|
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | There are no 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 |

⁵ 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 more⁶.

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 Linlade 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 |

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁷.

Critical Infrastructure

| | | | |
|---------------------------------------|--|---|-------------------------------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ⁸ ? | A | Further information required. |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

| | | | |
|----|--|---|--|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | G | Greenfield |
| 10 | Is the land controlled by a developer or land owner who has expressed an intention to develop the site? | G | 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 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

⁷ 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.

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

| | |
|---------------------------------------|-----|
| Does the site continue to next stage? | Yes |
|---------------------------------------|-----|

STAGE 1E ASSESSMENT

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

Greenbelt

| | | | |
|---------------------------------------|--|-----|---|
| 13 | Is the site located within the Green Belt? | Yes | 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? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | 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 with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) | R | Greenfield |
|-----------|--|---|------------|

⁹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

| | | | |
|-----------------------------------|---|----|---|
| | <ul style="list-style-type: none"> • 26 - 75% (A) • 25% - 0% (Greenfield) (R) | | |
| Community | | | |
| 17 | Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? | No | No neighbourhood plan |
| 18 | Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. | No | NA |
| 19 | Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc) | No | No impact on sustainability |
| Cumulative Impact | | | |
| 20 | Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i> | A | Homes 2006: 15276 Homes 2016: 17484 There has been a 14.45% increase in dwellings in the last 10 years. |
| 21 | What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i> | A | There is outstanding planning permission for 1926 new homes, an increase of 11.02%. |
| Physical Constraints | | | |
| 22 | Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. | A | Adjoining a railway line |
| Relationship to Settlement | | | |
| 23 | Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? | A | The site would extend Leighton Linlade to the north along the railway line. The development of this site would impact upon the rural urban fringe of the settlement in the north. |
| Agricultural Land Quality | | | |
| 24 | Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A) | A | 100% Grade 4 |

| | | | |
|--|---|--|--|
| | <ul style="list-style-type: none"> • 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.

Transport and Access to Services

| | | | |
|------------|---|---|---------------|
| 25 | Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately | | |
| 25a | Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 25b | Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25c | Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25d | Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 26 | What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) | G | Town centre |
| 27 | Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) | R | Over 800m |
| 28 | Distance to nearest train station: <ul style="list-style-type: none"> • 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 |
| School Capacity | | | |
| 30 | Do the local schools have capacity at all tiers? | A | Limited capacity. |
| 31 | If not, has a commitment been made to address this? | A | Full financial contributions would be required |
| Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage) | | | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | 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. |
| Drainage and Flooding (All sites subject to Sequential Test) | | | |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) | A | Provisionally, no assessment required |
| Environmental Health | | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | R/A/G | Awaiting Comments |
| Environmental Constraints | | | |
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | R | 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 |

| | | | |
|---------------------------------------|---|-----|--|
| | 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 What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? | R | In NIA, bordered by woodland and railway corridor, overdevelopment would not allow for net gains for biodiversity. |
| 39 | Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure? | R/A | Immediately adjacent to Linslade Wood. Within established woodland edges. Focus should be extension and buffering of Linslade Wood, quantum of development unlikely to be achievable without compromising ability to enhance adjacent environmental assets. |
| Minerals and Waste | | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | A | Within MSA |
| Planning History | | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | No planning history |
| 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 HOUSING¹⁰

| 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 information | Allocated for employment, same site as NLP464 |

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|--|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 110 Number of proposed dwellings as per CBC methodology: 66 |
| Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test) | | | |
| 2 | Is more than 50% of the site located in Flood Zone 2 or 3? | No | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | |
| Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment) | | | |
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | There are no nationally significant designations 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 |

¹⁰ 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 more¹¹.

Relationship to Settlement

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

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs¹².

Critical Infrastructure

| | | | |
|---------------------------------------|---|---|-----|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ¹³ ? | G | N/A |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

| | | | |
|----|--|---|---|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | G | 100% Agricultural |
| 10 | Is the land controlled by a developer or land owner who has expressed an intention to develop the site? | G | Intent on developing the site |
| 11 | Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome? | G | No issues |
| 12 | Does the site already have planning permission for the proposed use? If yes, then score as Red | G | The proposed development site is surrounded by the East of Leighton |

¹¹ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

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

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

| | | | |
|---------------------------------------|---|--|-------------------------------|
| | 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 may be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to be considered for allocation in the Plan.

Greenbelt

| | | | |
|---------------------------------------|--|----|---|
| 13 | Is the site located within the Green Belt? | No | 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? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | N/A |
| 15b | Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁴ | No | Site is not supported by a Neighbourhood Plan |
| Does the site continue to next stage? | | | Yes |

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

| | | | |
|-----------|---|---|---|
| 16 | Is the site Previously Developed Land in accordance with the NPPF definition? | R | The site 100% greenfield and is therefore not PDL |
|-----------|---|---|---|

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

| | | | |
|-----------------------------------|---|----|--|
| | <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) | | |
| Community | | | |
| 17 | Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? | No | 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 | None has taken place |
| 19 | Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc) | No | Would not result in the loss of services, nor impact on sustainability of the settlement. |
| Cumulative Impact | | | |
| 20 | Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i> | A | Homes 2006: 15276 Homes 2016: 17484 There has been a 14.45% increase in dwellings in the last 10 years. |
| 21 | What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i> | A | There is outstanding planning permission for 1926 new homes, an increase of 11.02%. |
| Physical Constraints | | | |
| 22 | Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. | A | The old Leighton Buzzard railway runs along the eastern boundary of the site alongside a number of smaller pylons. The rest of the site has no physical constraints and gently rises towards the North Eastern corner of the site. |
| Relationship to Settlement | | | |
| 23 | Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? | G | When the site is considered alongside the Leighton Linslade allocation, the site compliments the pattern of the allocation's master 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. |
| Agricultural Land Quality | | | |
| 24 | <p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) | G | 100% Non-agricultural |

STAGE 2 ASSESSMENT

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

Transport and Access to Services

| | | | |
|------------|---|---|---|
| 25 | <p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p> | | |
| 25a | <p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 25b | <p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25c | <p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25d | <p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 26 | <p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) | G | Town centre |
| 27 | <p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved | A | 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: <ul style="list-style-type: none"> • 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 |
| School 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? | A | financial contributions would be required |
| Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage) | | | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | 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. |
| Drainage and Flooding (All sites subject to Sequential Test) | | | |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) | G | Site is at limited risk of surface water flooding, assessment is unlikely to be required |
| Environmental Health | | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | A | Noise, traffic problems from the nearby upper school, |
| Environmental Constraints | | | |
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | R/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 |
| Minerals and Waste | | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | G | No Issues |
| Planning History | | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | No planning history |
| 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 Linlade 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.

| | | | |
|----------------------|--|---|--|
| Viability | | | |
| 43 | Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value | G | The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable. |
| Achievability | | | |
| 44 | Are there any market factors which would affect deliverability? | | The East of Leighton Linlade allocation masterplan highlights development around the site The Council's Residential |

| | | |
|----|--|---|
| | | <p>Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p> |
| 45 | <p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period | 0-5 years |
| 46 | <p>What is the indicative build out time of the site?</p> | <p>0-5 years</p> <p>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</p> |

| | | |
|--------------------------------|--|--------------------|
| | | 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

DRAFT

Site Assessment Framework for HOUSING¹⁵

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

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|---|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: Not specified |
| | | | Number of proposed dwellings as per CBC methodology: 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 or 3? | No | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | |

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

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

¹⁵ 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 more¹⁶.

Relationship to Settlement

| | | | |
|---------------------------------------|---|---|--|
| 6 | For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement? | R | 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 individual context of the site. | G | Does not cause coalescence |
| Does the site continue to next stage? | | | No |

¹⁶ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

Site Assessment Framework for HOUSING¹⁷

| 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 information | Located within AVDC and forms part of West Linslade Development. As the site is not within CBC's boundary, the site has not been assessed. |

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

Site Assessment Framework for HOUSING¹⁸

| Site details | |
|-----------------------|---|
| Reference Number | NLP018 |
| Site Name | Camden Site |
| Site Address | Grovebury Road, Leighton Linlade |
| Settlement | Leighton Linlade |
| 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.

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|---|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 100 |
| | | | Number of proposed dwellings as per CBC methodology: 78 |

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

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

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

| | | | |
|---------------------------------------|--|----|------------------------------------|
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | There are no 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 more¹⁹.

Relationship to Settlement

| | | | |
|---------------------------------------|---|---|--|
| 6 | For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement? | A | The site is 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 |

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs²⁰.

Critical Infrastructure

| | | | |
|---------------------------------------|---|---|-------------------------------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ²¹ ? | A | Further information required. |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

| | | | |
|---|---|---|---|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | A | The site is currently in use for employment purposes. Relocation of the existing uses is already in progress and demolition would be required for the remaining |
|---|---|---|---|

¹⁹ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

²⁰ 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.

²¹ 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 may be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to be considered for allocation in the Plan.

Greenbelt

| | | | |
|-----|--|----|---|
| 13 | Is the site located within the Green Belt? | No | 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? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | N/A |
| 15b | Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress | 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.

Previously Developed Land

| | | | |
|----|--|---|-----------------|
| 16 | Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) | G | Employment site |
|----|--|---|-----------------|

Community

| | | | |
|----|---|-----|--|
| 17 | Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? | No | Leighton Linlade 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. |

Cumulative Impact

| | | | |
|----|--|---|---|
| 20 | Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i> | A | Homes 2006: 15276 Homes 2016: 17484 There has been a 14.45% increase in dwellings in the last 10 years. |
| 21 | What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i> | A | There is outstanding planning permission for 1926 new homes, an increase of 11.02%. |

Physical Constraints

²² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

| | | | |
|-----------------------------------|---|---|--|
| 22 | Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. | A | There are no physical constraints. Site located in an employment area. |
| Relationship to Settlement | | | |
| 23 | Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? | R | There is no other residential development in this area and it would compromise the activity of the adjoining employment sites. |
| Agricultural Land Quality | | | |
| 24 | Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) | G | Site in an urban area. |

STAGE 2 ASSESSMENT

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

Transport and Access to Services

| | | | |
|------------|---|---|---------------|
| 25 | Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately | | |
| 25a | Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 25b | Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25c | Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25d | Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 26 | What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) | G | Town centre |

| | | | |
|--|---|-------|---|
| | <ul style="list-style-type: none"> Convenience Store / Post Office / Newsagent (A) None (R) | | |
| 27 | Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) | G | Less than 400m |
| 28 | Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) | R | Over 1200m |
| 29 | Is the site accessible from the existing road network? | G | A4012 |
| School 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? | A | financial contributions would be required |
| Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage) | | | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | 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. |
| Drainage and Flooding (All sites subject to Sequential Test) | | | |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) | R | Level 2 assessment required |
| Environmental Health | | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | R/A/G | Awaiting Comments |

| Environmental Constraints | | | |
|---------------------------------------|---|---|--|
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | A | 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. |
| Minerals and Waste | | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | G | No issues |
| Planning History | | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | Current planning application for retail development – yet to be determined. |
| Does the site continue to next stage? | | | No |

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is located within the built up area of Leighton Linlade, 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 HOUSING²³

| Site details | |
|-----------------------|---|
| Reference Number | NLP049 |
| Site Name | Land north of Soulbury Road |
| Site Address | Land north of Soulbury Road |
| Settlement | Leighton Linlade |
| Size | Submitted area: 1.65ha Developable area: 1.65ha Measured GIS area: 1.73ha |
| Proposed Use | Residential |
| Any other information | Refused planning permission in 2012 |

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|----------|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: |
| | | | 50 |
| | | | Number of proposed dwellings as per CBC methodology: |
| | | | 39 |

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

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

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

| | | | |
|---------------------------------------|--|----|------------------------------------|
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | There are no 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 |

²³ 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 more²⁴.

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 Linlade 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 |

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs²⁵.

Critical Infrastructure

| | | | |
|---------------------------------------|---|---|-------------------------------------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ²⁶ ? | G | Critical infrastructure can be met. |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

| | | | |
|----|--|---|---|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | G | Greenfield |
| 10 | Is the land controlled by a developer or land owner who has expressed an intention to develop the site? | G | 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 | 2012 refusal for residential use on policy grounds. |

²⁴ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

²⁵ 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.

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

| | |
|---------------------------------------|-----|
| Does the site continue to next stage? | Yes |
|---------------------------------------|-----|

STAGE 1E ASSESSMENT

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

Greenbelt

| | | | |
|---------------------------------------|--|-----|---|
| 13 | Is the site located within the Green Belt? | Yes | 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? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | 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. ²⁷ | No | Site is not supported by a Neighbourhood Plan |
| Does the site continue to next stage? | | No | |

²⁷ 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 HOUSING²⁸

| 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 information | Allocated for employment – would need planning permission for housing. Same site 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 designations.

Provisional Site Capacity

| | | | |
|----------|--|----|---|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 236 |
| | | | Number of proposed dwellings as per CBC methodology: 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 or 3? | No | |
| 3 | Is more than 50% of the site at risk from surface water flooding? | No | |

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

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

²⁸ 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 more²⁹.

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 |

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³⁰.

Critical Infrastructure

| | | | |
|---------------------------------------|---|---|-----------------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ³¹ ? | G | No issues found |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

| | | | |
|----|--|---|--|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | G | Agricultural |
| 10 | Is the land controlled by a developer or land owner who has expressed an intention to develop the site? | G | Intent on developing the site |
| 11 | Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome? | G | No issues |
| 12 | Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation. | R | The site would form an extension to the east of Leighton Linlade. The site also forms part of the East |

²⁹ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

³⁰ 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.

³¹ 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 |

DRAFT

Site Assessment Framework for HOUSING³²

| Site details | |
|-----------------------|---|
| Reference Number | NLP124 |
| Site Name | Spinny Park |
| Site Address | Billington Road, Leighton Linlade |
| Settlement | Leighton Linlade |
| 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.

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|---|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 30 |
| | | | Number of proposed dwellings as per CBC methodology: 25 |

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

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

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

| | | | |
|---------------------------------------|--|----|------------------------------------|
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | There are no 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.

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 more³³.

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 |

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³⁴.

Critical Infrastructure

| | | | |
|---------------------------------------|---|---|-------------------------------------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ³⁵ ? | G | Critical infrastructure can be met. |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

| | | | |
|-----------|---|---|--|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | A | The site is currently in use for employment purposes. Relocation of the existing uses is already in progress and demolition would be required for the remaining 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? | G | No known legal or ownership problems. |

³³ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

³⁴ 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.

³⁵ 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 |

STAGE 1E ASSESSMENT

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

Greenbelt

| | | | |
|---------------------------------------|--|----|---|
| 13 | Is the site located within the Green Belt? | No | 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? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | No | N/A |
| 15b | Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. 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

³⁶ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

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

Previously Developed Land

| | | | |
|----|--|---|-----------------|
| 16 | <p>Is the site Previously Developed Land in accordance with the NPPF definition?</p> <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) | G | Employment site |
|----|--|---|-----------------|

Community

| | | | |
|----|---|-----|--|
| 17 | <p>Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p> | No | Leighton Linlade not a designated neighbourhood planning area. |
| 18 | <p>Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.</p> | No | No community consultation has been undertaken. |
| 19 | <p>Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)</p> | Yes | Would result in a loss of employment facilities. |

Cumulative Impact

| | | | |
|----|---|---|---|
| 20 | <p>Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i></p> | A | <p>Homes 2006: 15276 Homes 2016: 17484</p> <p>There has been a 14.45% increase in dwellings in the last 10 years.</p> |
| 21 | <p>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i></p> | A | There is outstanding planning permission for 1926 new homes, an increase of 11.02%. |

Physical Constraints

| | | | |
|----|--|---|--|
| 22 | <p>Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.</p> | G | There are pylons running to the south of the site. |
|----|--|---|--|

Relationship to Settlement

| | | | |
|----|---|---|--|
| 23 | <p>Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?</p> | G | The land to the south of Leighton Linlade has been subject to residential development over the years.. |
|----|---|---|--|

Agricultural Land Quality

| | | | |
|----|---|---|------------------------|
| 24 | <p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) | G | Site in an urban area. |
|----|---|---|------------------------|

STAGE 2 ASSESSMENT

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

Transport and Access to Services

| | | | |
|-----|--|---|---------------|
| 25 | <p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p> | | |
| 25a | <p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 25b | <p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25c | <p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25d | <p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 26 | <p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) | G | Town centre |
| 27 | <p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) | A | 540m |

| | | | |
|--|---|-------|---|
| 28 | Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) | R | Over 1200m |
| 29 | Is the site accessible from the existing road network? | G | Billington Road |
| School 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? | A | financial contributions would be required |
| Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage) | | | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | 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. |
| Drainage and Flooding (All sites subject to Sequential Test) | | | |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) | G | Site is at limited risk of surface water flooding, assessment is unlikely to be required |
| Environmental Health | | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | R/A/G | Awaiting Comments |
| Environmental Constraints | | | |
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | G | dependent on provision of appropriate character and scale landscape buffers. |
| 37 | Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of | G | Site is considered to have low archaeological potential. No objection to allocation. |

| | | | |
|---------------------------------------|---|---|---|
| | these assets? | | |
| 38 | Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? | G | In NIA, retain and buffer hedgerow, 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 | 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. |
| Minerals and Waste | | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | G | No issues |
| Planning History | | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | Current planning application for retail development – yet to be determined. |
| 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 Linlade. The site is located along the Billington Road and opposite and adjoining the housing allocation in south Leighton Linlade. 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.

| | | | |
|----------------------|--|---|--|
| Viability | | | |
| 43 | Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value | G | The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable. |
| Achievability | | | |
| 44 | Are there any market factors which would affect deliverability? | | Whether the existing businesses on site are able to relocate. |

| | | |
|--------------------------------|--|---|
| | | <p>The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p> |
| 45 | <p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period | <p>Within 5 years</p> <p>0 to 5 years</p> |
| 46 | <p>What is the indicative build out time of the site?</p> | <p>Within 5 years</p> <p>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.</p> |
| 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

DRAFT

Site Assessment Framework for HOUSING³⁷

| Site details | |
|-----------------------|---|
| Reference Number | NLP310 |
| Site Name | Pledge Office Chairs |
| Site Address | Millstream Works, Mill Road |
| Settlement | Leighton Linlade |
| 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.

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|---|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 160-180 |
| | | | Number of proposed dwellings as per CBC methodology: 60 |

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

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

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

| | | | |
|---------------------------------------|--|----|------------------------------------|
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | There are no 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 |

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

| | | | |
|---------------------------------------|---|---|---|
| 6 | For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement? | G | The site is located between Leighton Linlade and Leighton Buzzard, along the river. The site could potentially form an extension to Leighton Buzzard. |
| 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 and is separated from Leighton Linlade by the river and canal. |
| Does the site continue to next stage? | | | Yes |

STAGE 1C ASSESSMENT

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

Critical Infrastructure

| | | | |
|---------------------------------------|---|---|-------------------------------------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ⁴⁰ ? | G | Critical infrastructure can be met. |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

| | | | |
|----|--|---|---|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | A | 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 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

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

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

| | |
|---------------------------------------|-----|
| Does the site continue to next stage? | Yes |
|---------------------------------------|-----|

STAGE 1E ASSESSMENT

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

Greenbelt

| | | | |
|---------------------------------------|--|--------------|--|
| 13 | Is the site located within the Green Belt? | yes | 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? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | 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

⁴¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

| | | | |
|-----------------------------------|--|-----|---|
| 16 | Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) | G | Former employment site |
| Community | | | |
| 17 | Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? | No | Leighton Linlade 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. |
| Cumulative Impact | | | |
| 20 | Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i> | A | Homes 2006: 15276 Homes 2016: 17484 There has been a 14.45% increase in dwellings in the last 10 years. |
| 21 | What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i> | A | There is outstanding planning permission for 1926 new homes, an increase of 11.02%. |
| Physical Constraints | | | |
| 22 | Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. | G | There are no physical constraints. |
| Relationship to Settlement | | | |
| 23 | Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? | G | There is development along the river frontage in Leighton Linlade. |
| Agricultural Land Quality | | | |
| 24 | Would the development impact on high quality agricultural land? | G | Site in an urban area. |

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

STAGE 2 ASSESSMENT

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

Transport and Access to Services

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

| | | | |
|--|---|-------|---|
| | <ul style="list-style-type: none"> • 800m-1200m (A) • Over 1200m (R) | | |
| 29 | Is the site accessible from the existing road network? | G | Mill and Bassett Road |
| School 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? | A | financial contributions would be required |
| Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage) | | | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | 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. |
| Drainage and Flooding (All sites subject to Sequential Test) | | | |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) | R | Level 2 assessment required |
| Environmental Health | | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | R/A/G | Awaiting Comments |
| Environmental Constraints | | | |
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | A | 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? | G | Site is considered to have low archaeological potential. No objection to allocation. |
| 38 | Ecological Assets | G | In NIA, adjacent to Ouzel 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. |
| Minerals and Waste | | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | G | No issues |
| Planning History | | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | 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 Linlade, to the north of Leighton Linlade 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.

Viability

| | | | |
|----|--|---|--|
| 43 | Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value | G | The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable. |
|----|--|---|--|

Achievability

| | | | |
|----|---|--|--|
| 44 | Are there any market factors which would affect deliverability? | | 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 |
|----|---|--|--|

| | | |
|--------------------------------|--|---|
| | | <p>Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p> |
| 45 | <p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period | <p>Within 5 years</p> <p>0 to 5 years</p> |
| 46 | <p>What is the indicative build out time of the site?</p> | <p>Within 5 years</p> <p>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.</p> |
| 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

DRAFT

Site Assessment Framework for HOUSING⁴²

| Site details | |
|-----------------------|---|
| Reference Number | NLP456 |
| Site Name | Spinny Park |
| Site Address | Billington Road, Leighton Linlade |
| Settlement | Leighton Linlade |
| 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.

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|---|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 30 |
| | | | Number of proposed dwellings as per CBC methodology: 58 |

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

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

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

| | | | |
|---------------------------------------|--|----|------------------------------------|
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | There are no 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 |

⁴² 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 more⁴³.

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 |

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁴⁴.

Critical Infrastructure

| | | | |
|---------------------------------------|---|---|-------------------------------------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ⁴⁵ ? | G | Critical infrastructure can be met. |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

| | | | |
|-----------|---|---|--|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | A | The site is currently in use for employment purposes. Relocation of the existing uses is already in progress and demolition would be required for the remaining 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? | G | No known legal or ownership problems. |

⁴³ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

⁴⁴ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

| | | | |
|---------------------------------------|--|---|-----|
| | 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 |

STAGE 1E ASSESSMENT

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

Greenbelt

| | | | |
|---------------------------------------|--|--------------|---|
| 13 | Is the site located within the Green Belt? | No | 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? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | 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 Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

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

Previously Developed Land

| | | | |
|----|--|---|-----------------|
| 16 | <p>Is the site Previously Developed Land in accordance with the NPPF definition?</p> <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) | G | Employment site |
|----|--|---|-----------------|

Community

| | | | |
|----|---|-----|--|
| 17 | <p>Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p> | No | Leighton Linlade not a designated neighbourhood planning area. |
| 18 | <p>Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.</p> | No | No community consultation has been undertaken. |
| 19 | <p>Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)</p> | Yes | Would result in a loss of employment facilities. |

Cumulative Impact

| | | | |
|----|---|---|---|
| 20 | <p>Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i></p> | A | <p>Homes 2006: 15276 Homes 2016: 17484</p> <p>There has been a 14.45% increase in dwellings in the last 10 years.</p> |
| 21 | <p>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i></p> | A | There is outstanding planning permission for 1926 new homes, an increase of 11.02%. |

Physical Constraints

| | | | |
|----|--|---|--|
| 22 | <p>Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.</p> | G | There are pylons running to the south of the site. |
|----|--|---|--|

Relationship to Settlement

| | | | |
|----|---|---|--|
| 23 | <p>Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?</p> | G | The land to the south of Leighton Linlade has been subject to residential development over the years.. |
|----|---|---|--|

Agricultural Land Quality

| | | | |
|----|---|---|------------------------|
| 24 | <p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) | G | Site in an urban area. |
|----|---|---|------------------------|

STAGE 2 ASSESSMENT

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

Transport and Access to Services

| | | | |
|-----|--|---|---------------|
| 25 | <p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p> | | |
| 25a | <p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 25b | <p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25c | <p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25d | <p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 26 | <p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) | G | Town centre |
| 27 | <p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) | A | 500m |

| | | | |
|--|---|-------|---|
| 28 | Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) | R | Over 1200m |
| 29 | Is the site accessible from the existing road network? | G | Billington Road |
| School 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? | A | financial contributions would be required |
| Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage) | | | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | 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. |
| Drainage and Flooding (All sites subject to Sequential Test) | | | |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) | G | Site is at limited risk of surface water flooding, assessment is unlikely to be required |
| Environmental Health | | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | R/A/G | Awaiting Comments |
| Environmental Constraints | | | |
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | G | dependent on provision of appropriate character and scale landscape buffers. |
| 37 | Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? | G | Site is considered to have low archaeological potential. No objection to allocation. |

| | | | |
|---------------------------------------|---|---|---|
| | Are there any opportunities for enhancement of these assets? | | |
| 38 | Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? | G | In NIA, retain and buffer hedgerow, 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 | 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. |
| Minerals and Waste | | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | G | No issues |
| Planning History | | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | 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 Linlade, along the Billington Road and opposite and adjoining the housing allocation in south Leighton Linlade.

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.

| | | | |
|----------------------|--|---|--|
| Viability | | | |
| 43 | Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value | G | The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable. |
| Achievability | | | |
| 44 | Are there any market factors which would affect deliverability? | | Whether the existing businesses on site are able to relocate. |

| | | |
|----|--|---|
| | | <p>The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p> |
| 45 | <p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period | <p>Within 5 years</p> <p>0 to 5 years</p> |
| 46 | <p>What is the indicative build out time of the site?</p> | <p>Within 5 years</p> <p>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.</p> |

| | | | |
|--------------------------------|--|--|-----|
| | | | |
| 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

DRAFT

Site Assessment Framework for HOUSING⁴⁷

| 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 Linlade |
| Size | Submitted Developable Area: 3.66ha Submitted Whole Site Area: 5.4ha Measured GIS Area: 5.47ha |
| Proposed Use | Residential |
| Any other information | on similar land to ALP400 |

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|----------|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 110 |
| | | | Number of proposed dwellings as per CBC methodology: 66 |

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

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

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

| | | | |
|---------------------------------------|--|----|--|
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | There are no nationally significant designations 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 |

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

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

STAGE 1C ASSESSMENT

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

Critical Infrastructure

| | | | |
|---------------------------------------|---|---|-----------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ⁵⁰ ? | G | No issues |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

| | | | |
|----|--|---|---|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | G | Agricultural |
| 10 | Is the land controlled by a developer or land owner who has expressed an intention to develop the site? | G | Intent on developing the site |
| 11 | Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome? | G | No issues |
| 12 | Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation. | G | The proposed development site is surrounded by the East of Leighton Linlade Strategic |

⁴⁸ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

⁴⁹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

| | | |
|---------------------------------------|--|------------|
| | | Allocation |
| Does the site continue to next stage? | | No |

STAGE 1E ASSESSMENT

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

Greenbelt

| | | | |
|---------------------------------------|---|-----|---|
| 13 | Is the site located within the Green Belt? | No | 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 | <i>Site is located within the permitted urban extension area for the East of Leighton Linlade Allocation and would therefore no longer be within the greenbelt.</i> |
| 15a | Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*</p> | 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

| | | | |
|-----------|---|---|---|
| 16 | Is the site Previously Developed Land in accordance with the NPPF definition? | R | The site 100% greenfield and is therefore not PDL |
|-----------|---|---|---|

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

| | | | |
|-----------------------------------|---|-----|--|
| | <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) | | |
| Community | | | |
| 17 | Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? | Yes | 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 | None has taken place |
| 19 | Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc) | No | Would not result in the loss of services, nor impact on sustainability of the settlement. |
| Cumulative Impact | | | |
| 20 | Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i> | A | Homes 2006: 15276 Homes 2016: 17484 There has been a 14.45% increase in dwellings in the last 10 years. |
| 21 | What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i> | A | There is outstanding planning permission for 1926 new homes, an increase of 11.02%. |
| Physical Constraints | | | |
| 22 | Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. | A | The old Leighton Buzzard railway runs along the eastern boundary of the site alongside a number of smaller pylons. The rest of the site has no physical constraints and gently rises towards the North Eastern corner of the site. |
| Relationship to Settlement | | | |
| 23 | Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? | G | When the site is considered alongside the Leighton Linslade allocation, the site compliments the pattern of the allocation's master 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. |
| Agricultural Land Quality | | | |
| 24 | <p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) | G | 100% Non-agricultural |

STAGE 2 ASSESSMENT

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

Transport and Access to Services

| | | | |
|------------|---|---|---|
| 25 | <p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p> | | |
| 25a | <p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 25b | <p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25c | <p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25d | <p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 26 | <p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) | G | Town centre |
| 27 | <p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved | A | 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: <ul style="list-style-type: none"> • 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 |
| School 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? | A | financial contributions would be required |
| Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage) | | | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | 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. |
| Drainage and Flooding (All sites subject to Sequential Test) | | | |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) | G | Site is at limited risk of surface water flooding, assessment is unlikely to be required |
| Environmental Health | | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | A | Noise, traffic problems from the nearby upper school, |
| Environmental Constraints | | | |
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? | R/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? | | |
| 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 |
| Minerals and Waste | | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | G | No Issues |
| Planning History | | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | No planning history |
| 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 Linlade 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.

| | | | |
|----------------------|--|---|--|
| Viability | | | |
| 43 | Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value | G | The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable. |
| Achievability | | | |
| 44 | Are there any market factors which would affect deliverability? | | The East of Leighton Linlade 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 |

| | | |
|--------------------------------|--|---|
| | | <p>2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p> |
| 45 | <p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period | 0-5 years |
| 46 | What is the indicative build out time of the site? | <p>0-5 years</p> <p>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.</p> |
| 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

DRAFT

Site Assessment Framework for HOUSING⁵²

| Site details | |
|-----------------------|---|
| Reference Number | NLP495 |
| Site Name | Chiltern Industrial Estate |
| Site Address | Billington Road, Leighton Linlade |
| Settlement | Leighton Linlade |
| 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.

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

| | | | |
|---|--|----|--|
| 1 | Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i> | No | Number of proposed dwellings as per proforma: 91 |
| | | | Number of proposed dwellings as per CBC methodology: 47 |

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

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

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

| | | | |
|---------------------------------------|--|----|------------------------------------|
| 4 | Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. | No | There are no 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 |

⁵² Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁵³.

Relationship to Settlement

| | | | |
|---------------------------------------|---|---|---|
| 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. 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 properties. |
| 7 | Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. | G | The site would not cause coalescence. |
| Does the site continue to next stage? | | | Yes |

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁵⁴.

Critical Infrastructure

| | | | |
|---------------------------------------|---|---|-------------------------------------|
| 8 | Can the site meet the critical infrastructure requirements that will enable delivery ⁵⁵ ? | G | Critical infrastructure can be met. |
| Does the site continue to next stage? | | | Yes |

STAGE 1D ASSESSMENT

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

Availability

| | | | |
|---|---|---|---|
| 9 | What is the existing use of the site? Would the existing use limit the development potential? | A | The site is currently in use for employment purposes. Relocation of the existing uses is already in progress and demolition would be required for the remaining |
|---|---|---|---|

⁵³ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

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

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

| | | | |
|---------------------------------------|---|---|---|
| | | | 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 | 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 may be capable of demonstrating Exceptional Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA assessment would still have to demonstrate Exceptional Circumstances to be considered for allocation in the Plan.

Greenbelt

| | | | |
|---------------------------------------|--|-----------|---|
| 13 | Is the site located within the Green Belt? | No | 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? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* | 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. ⁵⁶ | No | Site is not supported by a Neighbourhood Plan |
| Does the site continue to next stage? | | | Yes |

⁵⁶ 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)**STAGE 2 ASSESSMENT**

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

Previously Developed Land

| | | | |
|-----------|--|---|-----------------|
| 16 | Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) | G | Employment site |
|-----------|--|---|-----------------|

Community

| | | | |
|-----------|---|-----|---|
| 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. |

Cumulative Impact

| | | | |
|-----------|--|---|---|
| 20 | Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i> | A | Homes 2006: 15276 Homes 2016: 17484 There has been a 14.45% increase in dwellings in the last 10 years. |
| 21 | What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i> | A | There is outstanding planning permission for 1926 new homes, an increase of 11.02%. |

Physical Constraints

| | | | |
|-----------|---|---|--|
| 22 | Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. | G | There are no physical constraints. Site located in an employment area. |
|-----------|---|---|--|

Relationship to Settlement

| | | | |
|-----------|---|---|-----------------------------------|
| 23 | 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.. |
| Agricultural Land Quality | | | |
| 24 | Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) | G | Site in an urban area. |

STAGE 2 ASSESSMENT

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

Transport and Access to Services

| | | | |
|------------|--|---|----------------|
| 25 | Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately | | |
| 25a | Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 25b | Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25c | Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) | G | In settlement |
| 25d | Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) | G | In settlement |
| 26 | What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) | G | Town centre |
| 27 | Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) | G | Less than 400m |

| | | | |
|--|---|-------|---|
| | <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) | R | Over 1200m |
| 29 | Is the site accessible from the existing road network? | G | A4012 |
| School 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? | A | financial contributions would be required |
| Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage) | | | |
| 32 | Is there the capacity to provide all required infrastructure for waste water and potable water? | 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. |
| Drainage and Flooding (All sites subject to Sequential Test) | | | |
| 33 | What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) | G | Site is at limited risk of surface water flooding, assessment is unlikely to be required |
| Environmental Health | | | |
| 34 | Contamination Are there any contamination constraints on site and will there be any remediation required? | R/A/G | Awaiting Comments |
| 35 | Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) | R/A/G | Awaiting Comments |
| Environmental Constraints | | | |
| 36 | Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural | G | on provision of adequate landscaping to integrate development. |

| | | | |
|---------------------------------------|---|-----|--|
| | 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. |
| Minerals and Waste | | | |
| 40 | What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? | G | No issues |
| Planning History | | | |
| 41 | What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) | | 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 Linlade, 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 Linlade is a sustainable settlement with a wide range of facilities and services. There has been considerable development in Leighton Linlade 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? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value | G | The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable. |
| Achievability | | | |
| 44 | Are there any market factors which would affect deliverability? | | The Council's Residential Development Viability Report (Feb 2017) is based upon residential |

| | | |
|--------------------------------|--|---|
| | | <p>property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p> |
| 45 | <p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period | <p>Within 5 years</p> <p>0 to 5 years</p> |
| 46 | <p>What is the indicative build out time of the site?</p> | <p>Within 5 years</p> <p>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 thereafter.</p> |
| Does the site pass this stage? | | Yes |

SUMMARY

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

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

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

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