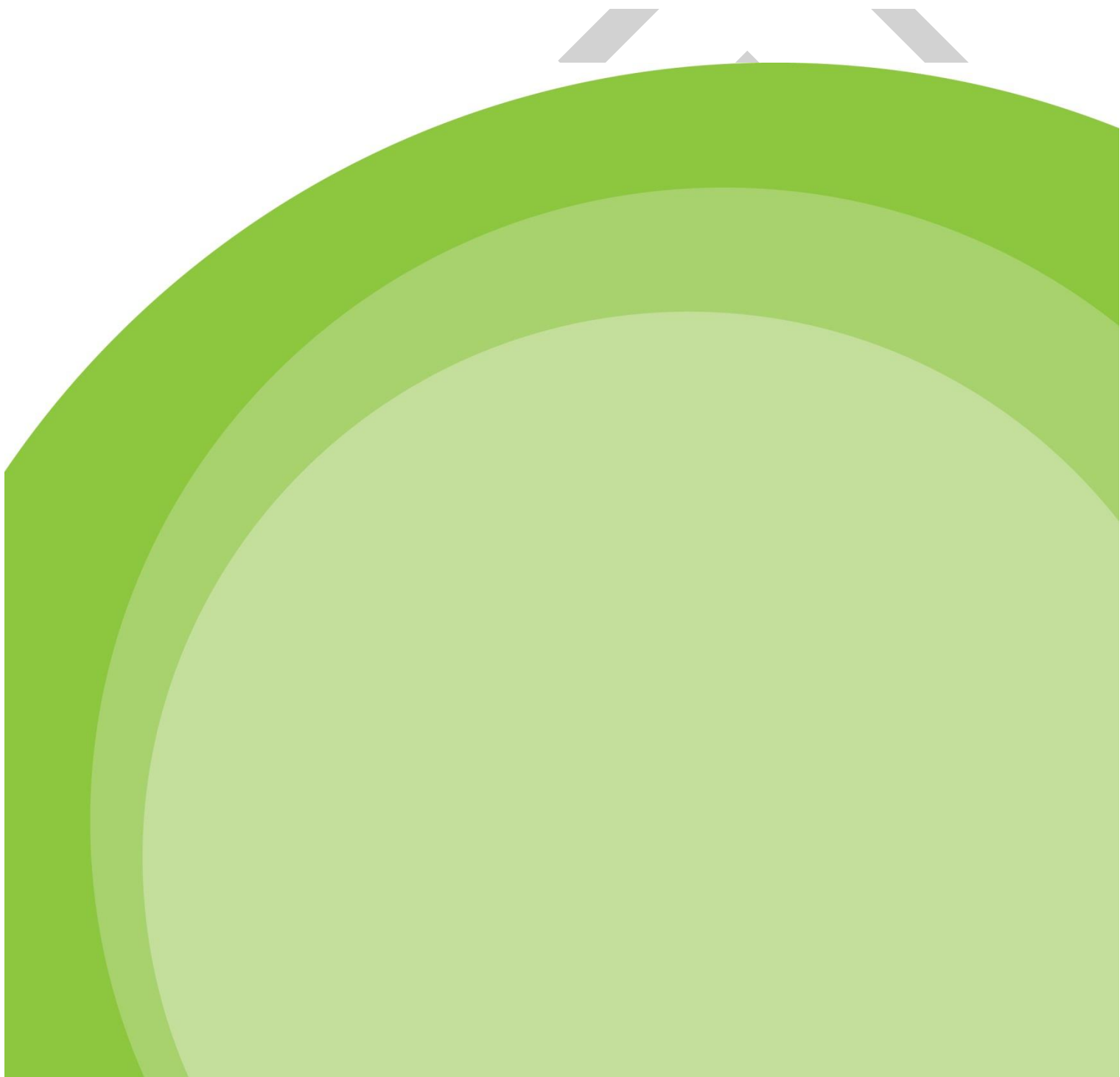




Site Assessment Forms

Lidlington



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Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP087
Site Name	Westmead Farm
Site Address	Westmead Farm, Sheep Tick End, Lidlington
Settlement	Lidlington
Size	Submitted Developable Area: 1.2ha Submitted Whole Site Area: 1.2ha Measured GIS Area: 1.16ha
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: 18 dwellings
			Number of proposed dwellings as per CBC methodology: 28 dwellings

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	Not located in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	No risk from surface water flooding.

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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?	R	The site is located within Sheeptick End and separated from the main Lidlington settlement by allotments. The site is therefore not well related to the existing settlement and does not form 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	No coalescence issues.
Does the site continue to next stage?			No

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

Site Assessment Framework for HOUSING³

Site details	
Reference Number	ALP215
Site Name	Land north of Sheep Tick End
Site Address	Land north of Sheep Tick End, Lidlington
Settlement	Lidlington
Size	Submitted Developable Area: 0.87ha Submitted Whole Site Area: 0.87ha Measured GIS Area: 0.87ha
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: 19 dwellings
			Number of proposed dwellings as per CBC methodology: 21 dwellings

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	Not located within Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding.

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

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

³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is located within Sheeptick End and separated from the main Lidlington settlement by allotments. The site is therefore not well related to the existing settlement and does not form 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	No coalescence issues.
Does the site continue to next stage?			No

⁴ 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 HOUSING⁵

Site details	
Reference Number	ALP344
Site Name	Land at Greensand Ridge, Lidlington
Site Address	Land at Greensand Ridge and no 20 and rear of no 22 High Street, Lidlington
Settlement	Lidlington
Size	Submitted Developable Area: 1ha Submitted Whole Site Area: 1ha Measured GIS Area: 0.88ha
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: 15 dwellings
			Number of proposed dwellings as per CBC methodology: 21 dwellings

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	Not located in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding.

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

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

STAGE 1B ASSESSMENT

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

⁵ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or 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 is well related to the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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	This was not asked in Call for Sites 2014.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is currently used partly as a residential garden and part is scrubland. No relocation or demolition would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted by a promoter, however these promoters have an agreement in place with the landowner and intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Submission states no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	A	Part of site granted permission under application

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.

	because it's not eligible for allocation.		CB/16/04518/OUT for 3 units
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	The site is not located in 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.	N/A	Not applicable
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.*	N/A	Not applicable
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	N/A	Not applicable
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance	R	No part Previously Developed
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⁹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 		Land.
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Lidlington is not a parish which has been designated for a Neighbourhood Plan.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	N/A	This was not asked in Call for Sites 2014.
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	Does not impact on the 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	Number of houses in 2006: 469 Number of houses in 2016: 559 Percentage Growth: 19.19%
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>	G	Number of houses in 2016: 559 Number of outstanding completions 2016: 14 Percentage Growth: 2.50%
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.	R	Uneven topography
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	No impact.
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) 	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-

	<ul style="list-style-type: none"> • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 		classify Grades 3a and 3b. Therefore site must be rated Amber.
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	Lidlington has a lower school
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Marston Vale Middle School in Stewartby is the catchment school
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Liddlington is in the Wootton Catchment
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	GP available in Marston/Cranfield.
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) 	A	Convenience store available.
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	328.25m
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) 	G	559.35m

	<ul style="list-style-type: none"> • 800m-1200m (A) • Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Site fronts onto Greensand Ridge
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Lower school site can accommodate expansion – middle and upper school places likely to be required.
31	If not, has a commitment been made to address this?	A	No commitment made
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?	R	Not appropriate in landscape terms for additional development – site open to views from greensand ridge landscape.
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	Archaeological investigations have already undertaken at this site. No objection to allocation No heritage comment

38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	In NIA, planning application 16/4518- enhance to support NIA objectives
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	Parish GI plan identifies this on the edge of accessible green space to the east, with important views back to the village and church. Within Forest of Marston Vale and Greensand NIA – would require 30% woodland cover and habitat connectivity, while retaining identified views. Awaiting leisure comment.
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)		Part of site granted permission under application CB/16/04518/OUT
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Whilst the site does have planning permission for three units, it is not considered appropriate for a higher density development of 10+ dwellings, whereby the benefits of development would significantly and demonstrably outweigh the benefits. The topography of the site is uneven, and some expansion of schools may be required. In landscape terms the site is not appropriate for further development as the site is open to the views from the Greensand Ridge Landscape, and such development would cause harm to the character and appearance of the area including the intrinsic character and beauty of the Countryside. It is not considered appropriate to consider this site further in this process as it is would not be able to sustainably accommodate more than 10 units.

Site Assessment Framework for HOUSING¹⁰

Site details	
Reference Number	ALP416
Site Name	Land at Marston Road, Lidlington
Site Address	Land at Marston Road, Lidlington
Settlement	Lidlington
Size	Submitted Developable Area: unknown Submitted Whole Site Area: 3.2ha Measured GIS Area: 3.42ha
Proposed Use	Residential
Any other information	Similar submission NLP121

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 40-50 dwellings
			Number of proposed dwellings as per CBC methodology: 44 dwellings

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	Not located within Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding.

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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	The site is separated from Lidlington by a main road; this would extend the settlement across this barrier and right up to the edge of Millbrook Proving Ground. This site may not be well related.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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 ?	A	This was not asked in Call for Sites 2014.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is majority greenfield but includes a Scout Hut. Submission states that demolition of Scout Hut may be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land has been submitted on behalf of sole landowner, intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Submission states there are no legal or ownership issues.

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.

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	Planning application CB/16/05887/OUT approved.
Does the site continue to next stage?			No

DRAFT

Site Assessment Framework for HOUSING¹⁴

Site details	
Reference Number	NLP080
Site Name	Land off Marston Road
Site Address	Land off Marston Road, Lidlington
Settlement	Lidlington
Size	Submitted Developable Area: 1.77ha Submitted Whole Site Area: 1.24ha Measured GIS Area: 1.71ha
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: 31 dwellings
			Number of proposed dwellings as per CBC methodology: 41 dwellings

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	Not located within Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding.

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

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

STAGE 1B ASSESSMENT

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹⁵.

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 well related to the existing settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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 needs¹⁶.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ¹⁷ ?	G	None stated.
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	Submission states that site is currently used for agriculture and part of the site is allocated for employment. It does however state that no relocation or demolition would be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site submitted by developer, however land owner details are provided and intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Submission states no legal or ownership issues.
12	Does the site already have planning permission for	R	Permission granted

¹⁵ 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)

¹⁶ 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.

¹⁷ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	the proposed use? If yes, then score as Red because it's not eligible for allocation.		CB/15/02258/FULL
Does the site continue to next stage?			No

DRAFT

Site Assessment Framework for HOUSING¹⁸

Site details	
Reference Number	NLP103
Site Name	Land at Lidlington
Site Address	Land at Lidlington, Lidlington
Settlement	Lidlington
Size	Submitted Developable Area: 1.5ha Submitted Whole Site Area: 1.5ha Measured GIS Area: 1.57ha
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: 45 dwellings Number of proposed dwellings as per CBC methodology: 37 dwellings
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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	Not located within Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding.

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

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

STAGE 1B ASSESSMENT

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

¹⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or 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?	G	The site is well related to the existing settlement, bordering the settlement envelope. No barriers lie between the site and 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	No coalescence issues.
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 ?	G	None identified.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Submission states that site is greenfield and that no relocation or demolition
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Submission is made by developer, with landowner details provided and intention to develop stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Submission states that there are no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No. permission refused in 2012
Does the site continue to next stage?			Yes

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.

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	Not located 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.	N/A	Not applicable.
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.*	N/A	Not applicable.
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. ²²	N/A	Not applicable.
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) 	R	Not PDL.
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²² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Lidlington is not a parish which has been designated for a Neighbourhood Plan.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation had taken place at the time of submission.
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	Does not impact on the 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	Number of houses in 2006: 469 Number of houses in 2016: 559 Percentage Growth: 19.19%
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>	G	Number of houses in 2016: 559 Number of outstanding completions 2016: 14 Percentage Growth: 2.50%
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 topography of the site is uneven.
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	No impact.
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) 	A	The site is in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.

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	Lidlington has a lower school
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Marston Vale Middle School in Stewartby is the catchment school
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Lidlington is in the Wootton Catchment
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	GP available in Marston/Cranfield.
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) 	A	Convenience store available.
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	572.44m
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	G	366.91
29	Is the site accessible from the existing road network?	R	Site fronts onto a track, highways upgrades would be required.

School Capacity			
30	Do the local schools have capacity at all tiers?	A	Lower school site can accommodate expansion – middle and upper school places likely to be required.
31	If not, has a commitment been made to address this?	A	Submission states that proportionate contributions will be made.
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?	R	Not appropriate for development in landscape terms: site at foot of Greensand Ridge –highly visible in views from escarpment.
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. No heritage comment.
38	Ecological Assets What would the impacts of development be on any	A	In NIA, existing semi-natural habitats, retain and buffer corridors

	biological, geological or ecological assets and are there any opportunities for their enhancement?		
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G/A	Within Forest of Marston Vale and NIA. Adjacent to identified areas of open space to SW. Would require 30% woodland cover and habitat enhancement. Awaiting leisure comment.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		CB/12/01381 refused and dismissed at appeal.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

There are concerns in relation to the capacity of existing schools and local infrastructure. In addition, concerns have been raised in relation to landscape impacts, whereby the site sits at the foot of the Greensand Ridge and is highly visible in views from the escarpment. The site has existing semi-natural habitats, these would need to be retained and corridors buffered. The site will be considered in further detail to understand whether appropriate mitigation for these identified issues can be achieved.

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?		None stated 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

		<p>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>Submission states 0-5 years</p> <p>0 to 5 years</p>
46	<p>What is the indicative build out time of the site?</p>	<p>Submission states 45 units could be delivered over 2 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 HOUSING²³

Site details	
Reference Number	NLP121
Site Name	Land at Marston Road, Lidlington
Site Address	Land at Marston Road, Lidlington
Settlement	Lidlington
Size	Submitted Developable Area: 2.46ha Submitted Whole Site Area: unknown Measured GIS Area: 2.62ha
Proposed Use	Residential
Any other information	Similar submission ALP416

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 40 dwellings Number of proposed dwellings as per CBC methodology: 44 dwellings
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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	Not located in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding.

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

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

STAGE 1B ASSESSMENT

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

²³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or 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?	A	The site is separated from Lidlington by a main road, this would extend the settlement across this barrier and right up to the edge of Millbrook Proving Ground. This site may not be well related.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
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	Submission commits to new vehicular access.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is majority greenfield but includes a Scout Hut. Submission states that demolition of Scout Hut may be required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land has been submitted on behalf of sole landowner, intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Submission states there are no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	R	Planning application CB/16/05887/OUT approved.
Does the site continue to next stage?			No

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.

Site Assessment Framework for HOUSING²⁷

Site details	
Reference Number	NLP177
Site Name	Land at Boughton End Farm
Site Address	Boughton End Lane, Lidlington
Settlement	Lidlington
Size	Submitted Developable Area: 185ha Submitted Whole Site Area: 185ha Measured GIS Area: 186.49ha
Proposed Use	A new community – including residential, employment and community facilities
Any other information	Proposed standalone new settlement

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: 3000 dwellings Number of proposed dwellings as per CBC methodology: 3330 dwellings
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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	Not located in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding.

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

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

STAGE 1B ASSESSMENT

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁸.

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	This site is of a sufficient scale to be self-contained.
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	Although the site is large, it 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 needs²⁹.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ³⁰ ?	G	The submission form does not commit to specific critical infrastructure, stating that design and technical details are yet to be worked out. It does however commit to a lower school and community and leisure facilities.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is greenfield and is currently used for agricultural purposes.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of the sole landowners.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	The submission states that there are no legal or ownership problems.
12	Does the site already have planning permission for	G	No.

²⁸ 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)

²⁹ 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.

³⁰ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	Not located 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.	N/A	Not applicable.
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.*	N/A	Not applicable.
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. ³¹	N/A	Not applicable.
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance	R	No part of the site is PDL.
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³¹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	with the NPPF definition? <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	Lidlington is not a parish which has been designated for a Neighbourhood Plan.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation had taken place at the time of submission.
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	The site is currently in agricultural use.
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	Number of houses in 2006: 469 Number of houses in 2016: 559 Percentage Growth: 19.19%
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>	G	Number of houses in 2016: 559 Number of outstanding completions 2016: 14 Percentage Growth: 2.50%
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 site has a very uneven topography; this may lead to issues with developability. Oil pipeline passes through site (CLH-PS) and Greensand Ridge Walk divides site.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	The site is very large, but it is proposed to stand alone.
Agricultural Land Quality			
24	Would the development impact on high quality	R	The majority of the site is within

	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) 		Grade 2 agricultural land.
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	Submission states that lower school 'can be achieved'.
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	Submission states that middle school 'can be achieved'.
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Liddington is in the Wootton Catchment
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	GP available in Marston/Cranfield.
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) 	A	Convenience store available.
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	No bus stops within 800m and submission does not clearly commit to new public transport facilities in the infrastructure section.
28	Distance to nearest train station:	A	Parts of the site are just under

	<ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 		1200m from Ridgmont station.
29	Is the site accessible from the existing road network?	G	Site accessible from A507 or from Bury Ware
School Capacity			
30	Do the local schools have capacity at all tiers?	R	A development of this size is likely to require new schools.
31	If not, has a commitment been made to address this?	A	New schools would be required, the size of which would be dependent on the scale of development. Submission states that there is potential for new lower and middle schools.
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	Ordinary Watercourse present, JFlow modelling required to confirm flood risk
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	On site: <ul style="list-style-type: none"> • Old gravel pit • Tank (use not specified)
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Traffic Noise
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	Unsuitable for development in landscape terms – elevated land highly visible from Marston Vale. Rural Greensand landscape.

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	Unsuitable allocation. Site is known to contain above and below ground archaeological remains and is within the setting of a Scheduled Monument. No Heritage comment.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	NIA in East, adj CWS NW boundary. Potential for ecological enhancements via buffering. Impact on farmland species.
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	On Greensand Ridge Walk. Part of site in NIA? In FOMV area. Extensive RoW network. Parish GI plan identifies a number of important viewpoints, but no specific aspirations for the area. Includes various areas of planting. Would expect 30% tree cover. Significant GI enhancements would be needed to make the proposals acceptable. No loss of LS open space.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous 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?

The site is within Grade 2 Agricultural Land whereby development of the site would result in the loss of best and most versatile agricultural land.

Development of a new settlement would be required to be served by new or improved local infrastructure to support a development of this size.

It is noted that the site is not within Flood Zones 2 or 3 however there is an Ordinary Watercourse that has been identified and which will require further assessment to understand the flood risk.

The site also adjoins a Country Wildlife Site to the North-Western boundary which will be required to be appropriately addressed.

It is also noted that CSP- Pipeline pass through the site, which would require easement.

The Council's Environmental Health Team have identified that there may be noise pollution from the road, which will require investigation and likely mitigation.

With respect heritage assets, it is noted that the site could contain above and below ground archaeological remains and is within setting of the Scheduled Monument Brogborough Roundhouse, which could cause a degree of harm to the setting of this heritage assets and would require appropriate mitigation. However it is considered that such harm would be weighed against

the benefits of development.

The site benefits from relatively close proximity to Ridgmont Train Station (branch-line service), the M1 and direct access to the A507. In addition Ridgmont train station has been identified as an East-West rail transport interchange, meaning development within this site could be highly connected. Nonetheless a comprehensive scheme for transport improvements and public transport improvements would be required to support development of this scale, including maximising public transport connectivity of the settlements as well as footpath and cycle links to nearby settlements and Ridgmont Train Station in the context of the visual impact of development within the landscape.

Notwithstanding the benefits of providing a significant amount of housing in a potentially highly connected location, there are significant concerns relating to the impact of development in this location upon the landscape.

The site is part of a highly visible landscape due to its elevation and topography whereby development within this site would be highly visible in the wider landscape. Furthermore; the site straddles the Greensand Ridge walk through the centre of the site and the John Bunyan trail which are clearly valued by local people, featuring an extensive and very well used right of way network through the site which connects to a network of public right of ways through the landscape and is a landscape in which people spend their leisure time, which is experienced close up and at a distance, with wide ranging views across the landscape. It should be noted that the Greensand Ridge Walk is the most highly used right of way within Central Bedfordshire.

There is no doubt that any development on this site would lead to a change in character and appearance and that development would be immediately apparent to those using the associated footpath network. Even given a potential for provision of landscape buffers due to the topography of the site, development would fail to provide the isolation necessary either in landscape terms or in respecting the quieter more tranquil parts of the public right of way network. Therefore development of this site either in whole or in part (but of a scale greater than 1500 homes) would unacceptably erode the rural setting of this landscape, neither conserving nor enhancing the varied countryside character or quality of the wider landscape, causing harm to the character and appearance of the area.

It is noted that due to the location of the site within the Greensand Nature Improvement Area and the Forest of Marston Vale that development within the site would be required to provide a 30% tree cover across the development and enhance wildlife networks. If latter is achieved these would provide environmental benefits. However when considering the scale of the site and its isolated location, in order to achieve a self contained development necessary to make development within this location sustainable in local infrastructure terms, a significant portion of the site would need to be developed, whereby development would cause significant adverse visual impacts upon the wider landscape and adverse affects upon the character of this valued landscape and the value of this well used right of way network. It is considered that this identified harm would outweigh the benefits of development.

In conclusion, it is considered that the harm caused by the development would significantly and demonstrably outweighed the benefits, and as such it is considered that the site is not worthy of further consideration.

Site Assessment Framework for HOUSING³²

Site details	
Reference Number	NLP256
Site Name	Upper Great Farm
Site Address	Upper Great Farm, Bury Ware, Lidlington
Settlement	Lidlington
Size	Submitted Developable Area: 4.5ha Submitted Whole Site Area: 5ha Measured GIS Area: 3.85ha
Proposed Use	Mixed Use: Residential and Employment
Any other information	Similar ALP200

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 20-40 dwellings Number of proposed dwellings as per CBC methodology: 69 dwellings
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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	Not located in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding.

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by 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?	R	The site is located to the south of Lidlington and is physically separated from the main settlement by the Greensand Ridge and woodland. The site not well related to the existing settlement of Lidlington.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does the site continue to next stage?			No

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)

Site Assessment Framework for HOUSING³⁴

Site details	
Reference Number	NLP370
Site Name	Marston Valley
Site Address	Land between Brogborough, Lidlington and Marston Moretaine
Settlement	Lidlington (Marston Mortaine/Brogborough)
Size	Submitted Developable Area: 215 ha Submitted Whole Site Area: 586 ha Measured GIS Area: 587.58 ha
Proposed Use	A series of linked villages comprising mixed use development of up to 5,000 dwellings and up to 40 hectares of employment land together with associated uses including an upper school, middle school, lower schools, retail, community and leisure and tourism facilities set within a network of open space and comprehensive woodland planting.
Any other information	Connection to Marston Mortaine unacceptable – Green wedges for Lidlington and Millbrook need to be carefully considered.

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: 5000 dwellings
			Number of proposed dwellings as per CBC methodology: 10,576 dwellings

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site contains the Scheduled Monument, medieval village and moated sites at Thrupp End. Ringwork at the Roundhouse Scheduled Monument Brogbrough Park Farm is also present within the South of the site. A further Scheduled Monument is located adjacent to the site within Martson Mortaine. Marston Thrift SSSI lies
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³⁴ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

			ot the north of the site. The site is also within the wider area of the Marston Vale Community Forest. Partly within Greensand Ridge NIA.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Site not located in Area of Outstanding Natural Beauty.
Does the site continue to next stage?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³⁵.

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 level of housing proposed means that the development would be self-contained.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	Development within this site could cause coalescence between Marston Moretaine and Lidlington, however, when considering the scale of the site, it is considered that physical and visual separations between development and these existing settlements could be achieved.
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 needs³⁶.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ³⁷ ?	A	It is considered that development of the site could deliver critical infrastructure, however financial viability information will be required to evidence that it is deliverable.
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?	G	The site is 100% greenfield which
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³⁵ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

³⁶ 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.

³⁷ 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.

	Would the existing use limit the development potential?		comprises agricultural fields, Brogborough Lake and small areas of woodland. These uses would not inhibit the development potential of the site.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The land is controlled by a single developer, who has expressed intention to develop the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	There are no land ownership issues identified, however delivery of the waterway will require land within the Forest Centre.
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 does not have planning consent for residential or mixed use development.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	Not located 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.	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.*	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	N/A	

	through this stage to be considered further at Stage 2. ³⁸		
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) 	R	It is considered that less than 25% of the site would consist of previously developed land.
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Community

17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Neighbourhood Plan designated for Marston Mortaine parish boundary 2014.
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.	Yes	Proposals for development of this site were consulted on in 2008/09.
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	The proposal will not result in any loss of services or 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>	R	Details Marston Moretaine Number of houses in 2006: 1807 Number of houses in 2016: 2237 Percentage Growth: 23.80% Lidlington Number of houses in 2006: 469 Number of houses in 2016: 559 Percentage Growth: 19.19% Brogbrough Number of houses in 2006: 136 Number of houses in 2016: 155 Percentage Growth: 13.97% Total Percentage Growth: 22.35%
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</i>	R	Details Marston Moretaine Number of houses in 2016: 2237 Number of outstanding completions 2016: 644 Percentage Growth: 28.79% Lidlington Number of houses in 2016: 559

³⁸ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<i>percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>		Number of outstanding completions 2016: 14 Percentage Growth: 2.50% Brogborough Number of houses in 2016: 155 Number of outstanding completions 2016: 0 Percentage Growth: 0% Total Percentage Growth: 22.30%
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 site is within relatively close proximity to Brogborough Power Station, which is a Landfill Gas Power Station and to the east of the site, there is an area of land which has received approval for an Energy Waste Recovery facility at Rookery Pit South. Areas for the site may not be suitable for residential development or sensitive uses, further technical information is required. The site borders the A421 and the proposed route for east-west rail whereby noise will need to be considered in relation to the amenity of future occupiers.
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 could be developed as a series of villages that would be physically and visually separated from neighbouring settlements by landscaping and green infrastructure. Subject to mitigation it is considered that the impacts on the characteristics of Marston Moretaine and Lillington could be mitigated.
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	The majority of the site is classified as non-agricultural and is former clay working for the brick industry. The remainder is Grade 3 agricultural land.

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25 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 Marston Moretaine and Lidlington and proposed in development.
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	Proposed as part of development
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	Proposed as part of development
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	Proposed as part of development
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	Community centres/ hub proposed as part of development
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	Improved public transport facilities could be provided as part of the development.
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	G	Lidlington train station within 800 metres of the site.
29	Is the site accessible from the existing road network?	G	Yes.
School Capacity			
30	Do the local schools have capacity at all tiers?	R	No capacity to manage a development of this size
31	If not, has a commitment been made to address this?	G	New schools across all phases required for a development of this size.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of

			available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	R	Further assessment required.
Environmental Health			
34	<p>Contamination Are there any contamination constraints on site and will there be any remediation required?</p>	A	<p>Potential sources of contamination:</p> <ul style="list-style-type: none"> • Former clay pit/landfill – now sailing lake • Former claypit/quarry/landfill now industry (Brogborough Power Station); • Former Brickworks/claypit (nr Milbrook) – now agricultural/fishing lake
35	<p>Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	A	Brogborough Power Station and Energy Recovery Facility proposed at Rookery Pit South, as well as impacts from Rail / Road / Commercial.
Environmental Constraints			
36	<p>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?</p>	A	Very large site, which is supported by an indicative Masterplan. High potential for growth in scale with existing villages but key concerns regarding buffering of settlements ,the visual impact on Greensand Ridge and Brogborough/Cranfield slopes and protection of brickpit legacy landscapes.
37	<p>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?</p>	R	The Council's Conservation Officer has suggested possible boundary changes to mitigate impacts on the setting of Thrupp End Farm. Subject to the above boundary change the Conservation Officer raises no concerns or objections to the site in the context of built

			<p>heritage.</p> <p>The Council's Archaeologist has objected to this site stating that the site is unsuitable for allocation due to the site wrapping around two Scheduled Monuments, including Thrupp End Moated site and Brogborough Round House Ringwork.</p> <p>This site wraps around two Scheduled Monuments (Thrupp End Moated site and Brogborough Round House Ringwork); it is also firmly within the setting of Moat Farm Scheduled Monument and may have an impact on the settings of the Registered Park and Garden at Ampthill Park, the Ampthill Castle Scheduled Monument and the Houghton House Scheduled Monument. Development would cause substantial harm to the designated heritage assets in proximity and therefore be contrary to para 132 of the NPPF. Please also note para 126 of the NPPF with reference to the duties of Local Planning Authorities towards the historic environment when creating Local Plans.</p>
38	<p>Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	A	<p>Contains 2x CWS and in GCN recolonization area in west, Greensand Ridge NIA in east. Site is within the Forest of Marston Vale. Extensive GI planning required to deliver net gain and deliver strategic objectives.</p>
39	<p>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?</p>	G	<p>Area within the Forest of Marston Vale – 30% tree cover would be required. Area covers route of B&MK Waterway Park – development would need to deliver the covered section of the Waterway Park. Proposals include the intention of delivering these strategic GI projects. Proposals would need to deliver Parish GI Plan aspirations, including creating a green corridor taking in Stewartby Lake, the Millennium Country Park, Marston Pillinge and Brogborough Lake, and creating a green space between Lidlington and the Country Park.</p> <p>No loss of LS open space.</p>

Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	MSA/permitted clay extraction site.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Clay Pits – Brick manufacturing. No other relevant planning history.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION	
<u>Is the site suitable for the proposed development?</u>	
<p>The site is located to the west of Marston Moretaine, to the north of Lidlington and to the east of Brogborough. The site is bound to the north by the new A421 and to the south by the Marston Vale railway line which is to form part of the East-West Rail route. Ridgmont Train Station has been confirmed as an East-West Rail Interchange and this is relatively close to this site.</p> <p>The site is a greenfield site within the North Marston Clay Vale which is a large scale, open vale, located between the elevated landscapes of the Wooded Greensand Ridge on its southern boundary and the Cranfield to Stagsden Clay Farmland to the west that provides a sense of containment. The landscape has a mix of agriculture and is fragmented by industrial activity including brick works, open cast clay pits, landfill, distribution centres and industrial estates. The legacy of clay extraction for brickmaking has resulted in a disturbed landscape with past and ongoing restoration. Flooded clay pits form a series of lakes throughout the vale such as Brogborough and Lidlington lakes within the site which have created recreational value and ecological interest.</p> <p>Development of this site would provide a significant number of homes to meet the identified need and has the potential to deliver significant green and blue infrastructure and would benefit from proximity to the Millbrook and Lidlington Train Station on a Branch Line service in addition to relatively close proximity to the new East-West Rail Interchange planned to be at Ridgmont. This site is also adjacent to the A421 with an existing access at Marston Moretaine and Junction 13 of the M1 which can be accessed via Brogborough.</p> <p>Development would likely cause additional pressure at the M1 Junction 13, increased vehicular movements within Marston Moretaine as traffic heads towards the A421 and would increase vehicular movements through neighbouring villages towards the A507. A comprehensive scheme for highway improvements, public transport improvements will be required.</p> <p>Development will be required to improve connectivity between new and existing settlements as well as connectivity to Ridgmont Train Station including public transport connections (serving both the development and neighbouring settlements), cycleway connections and footpaths (including Rights of Way).</p> <p>Strategic development within this location could cause coalescence of Lidlington and Marston Moretaine which would be unacceptable. Appropriate landscape buffers to ensure separation between new villages and existing settlements will be required and can be accommodated within the site.</p> <p>The site contains two CWSs and a Great Crested Newt recolonisation area. The site is located within the Forest of Marston Vale, contains a significant section of the planned route for the Bedford and Milton Keynes Waterway Park and a portion of the site is also located within the Green Sand Ridge Nature Improvement Area.</p> <p>Development would be required to protect endangered species, provide a net gain for biodiversity,</p>	

contribute to the Forest of Marston Vale and would be expected to deliver the section of the Waterway Park as well as delivering that section of the waterway.

Development of this site provides the following site specific opportunities:

- There is the potential to provide a significant section of the Bedford and Milton Keynes Waterway (throughout the entire site) which could connect both Brogborough and Stewartby Lakes to create a usable section of the waterway providing an immediate gain for biodiversity and leisure;
- There is an opportunity to enhance and improve Brogborough and Lidlington Lakes, providing biodiversity, leisure and community benefits; and
- There is an opportunity to provide waterfront community hubs.

The majority of the site falls within Flood Zone 1, however there are portions of this site are within Flood Zone 2 and 3. Potential future development within this site must be in conformity with national policy on flood risk.

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

- A421;
- Brogborough Power Station (to the north of the A421);
- Planned future Energy Recovery Facility at Rookery Pit South
- The Marston Vale Railway Line and planned route for East-West Rail; and
- Millbrook Proving Ground.

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

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

The site lies within the Landscape Character Area of the Marston Vale. The site forms a mixture of the former clay pits for the manufacturing of bricks which have been used for landfill or as water bodies. The remainder of the site forms grade 3 agricultural land.

There are High Voltage Overhead cables and utility services that run through the site particularly along a north south route. These would be required to be accommodated within the design and layout of potential development to reduce the need for easements within site.

There is an opportunity to connect development within this site to the heat network associated with the planned Energy Recovery Facility at Rookery Pit South (Combined Heat and Power Station).

This site contains and/or is within the setting of the following Designated Heritage Assets:

- Thrupp End Moated site, Lidlington, Scheduled Monument;
- Thrupp End Farmhouse, Lidlington, Grade II Listed Building.
- Brogborough Round House, Brogborough, Scheduled Monument;
- The Round House, Brogborough, Grade II Listed Building;
- Moat Farm moated enclosure and associated settlement and earthworks, Marston Moretaine, Scheduled Monument;
- Moat Farmhouse, Marston Moretaine, Grade II* Listed Building;
- Church of the Virgin Mary, Marston Moretaine, Grade I Listed Building;
- Tower Belonging to Church of St Mary the Virgin, Marston Moretaine, Grade I Listed Building;
- The Old Rectory, Marston Moretaine, Grade II Listed Building;
- Stone known as the Devil's Toenail, Marston Moretaine, Grade II Listed;
- Milbrook Station, Milbrook, Grade II Listed Building; and
- Two Kilns and Four Chimneys at the Stewartby Brickworks, Stewartby, Grade II Listed

Buildings.

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

It is considered that strategic development within this site could cause substantial and less than substantial harm to heritage assets. However it is considered that the degree of harm to these heritage assets could be mitigated through a combination of detailed design and master planning to mitigate the degree of harm and prevent loss; however any harm to the significance of heritage assets will need to be considered in the context of Paragraphs 132-134 of the NPPF. Whereby any Substantial harm to the significance of a Scheduled Monument or any other heritage assets of the highest significance should be wholly exceptional; any substantial harm to a Grade II Listed Building should be exceptional; and any harm to heritage assets will require clear and convincing justification, and where that harm is found to be substantial harm, such harm will require the development to achieve substantial public benefits that outweigh that harm.

It is considered that development of the site has the potential to deliver significant public benefits including the provision of a significant number of homes, the provision of local infrastructure, provision of local employment opportunities, provision of a significant amount of green/blue infrastructure including provision of the Bedford and MK waterway park and the waterway, significant contributions towards the forest of Marston Vale and improvements in the NIA, as well as the potential for development to be within close proximity to East-West Rail, the M1 and the A421; and the potential to connect development to the heat network associated with the planned Energy Recovery Facility at Rookery Pit South. Therefore it is considered that development within the site has the potential to provide benefits that could in combination outweigh a degree of harm to the setting of, and thereby the significance of heritage assets. Therefore it is considered that subject to appropriate detailing, development within this site should not be precluded in the context of paragraphs 132-134 of the NPPF at this stage.

For the reasons outlined above it is considered that this site is worthy of further assessment for strategic scale 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	A	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed both the upper and lower benchmark land value and as such the report indicates that such development may not be viable. However the Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016 and based on the average
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		<p>building costs during 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p> <p>For the reasons outlined above it is considered that this scale of development within this value area may be viable.</p> <p>The site will be subject to site specific infrastructure requirements, and as such further financial viability information will be required.</p>
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Achievability		
44	Are there any market factors which would affect deliverability?	The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is

		<p>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 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission six housebuilders would likely take one year to first completion and would build out the site at a rate of 300 dwellings per annum there after.
Does the site pass this stage?		Yes

SUMMARY

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

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

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

DRAFT

Site Assessment Framework for HOUSING³⁹

Site details	
Reference Number	NLP372
Site Name	Land South of Marston Moretaine
Site Address	Land off Woburn Road to the west of Marston Moretaine
Settlement	Marston Moretaine (but in Lidlington parish)
Size	Submitted Developable Area: 6.69ha Submitted Whole Site Area: 21.73ha Measured GIS Area: 20.5ha
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: 390 dwellings Number of proposed dwellings as per CBC methodology: 120 dwellings
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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	Less than 50% of site in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Less than 50% of the site at risk from surface water flooding.

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

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

STAGE 1B ASSESSMENT

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

³⁹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴⁰.

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	This site borders the Marston Moretaine settlement envelope to the east and partially to the north. There are no major barriers but the site would need to consider how to best integrate with the existing settlement to ensure the road does not present a barrier.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

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

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴² ?	G	The submission states that there are no critical infrastructure requirements.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is greenfield and is currently used for agricultural purposes.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of the sole landowners.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	The submission states that there are no legal or ownership problems.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	No.

⁴⁰ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

⁴¹ 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.

⁴² This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	Not located in 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.	N/A	Not applicable
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.*	N/A	Not applicable
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. ⁴³	N/A	Not applicable
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	No part of the site is PDL.
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⁴³ 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	Marston Moretaine is a parish which has been designated for a Neighbourhood Plan, however no draft allocations are yet available.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation had taken place at the time of submission.
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	The site is currently in agricultural use.
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>	R	Number of houses in 2006: 1,807 Number of houses in 2016: 2,237 Percentage Growth: 23.80%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	R	Number of houses in 2016: 2,237 Number of outstanding completions 2016: 644 Percentage Growth: 28.79%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No issues identified.
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	No issues identified.
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) 	G	The site lies in non-agricultural land.

	<ul style="list-style-type: none"> • 50% or more in Grade 1, 2 or 3a (R) 		
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	Yes.
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Stewartby
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Wootton Upper
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	Yes
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) 	A	Convenience Store
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	More than 800m
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	More than 1200m

29	Is the site accessible from the existing road network?	G	Site can be accessed from Woburn Road.
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Likely to require school expansions
31	If not, has a commitment been made to address this?	A	No commitment made.
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?	G	No significant features
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	Traffic Noise may impact
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/A	Development would need to respect views to Church and contribute to Forest of Marston Vale through design detail as well as planting.
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	Unsuitable for allocation. Site is lies within the settings of two Scheduled Monuments. No Heritage comment.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are	A/G	Adjacent to Roadside Verge Nature Reserve, partially in Great Crested Newt terrestrial corridor, potential

	there any opportunities for their enhancement?		for ecological enhancements. Buffer existing features.
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	Within the Forest of Marston Vale, would require 30% woodland cover. Flood risk corridor on south of site. Marston Vale Trail (RoW) passes through site. Parish GI plan (Marston) identifies aspiration for this site as part of larger area to create green corridor encompassing Stewartby Lake, Country Park, Marston Pilling and Brogborough Lake. No loss of LS open space.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Site is within MSA
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Areas of this site are at risk of flooding, whereby a level 2 assessment of Flood Risk would be required.

There are concerns in relation to the cumulative impact of development and rate of growth within this area, which relies on the existing local infrastructure, with significant outstanding commitments yet to be built.

The Marston Vale trail (Public Right of Way) passes directly through the site and the site is within a Mineral Safeguarding Area.

Notwithstanding the latter, this site contains and/or is within the setting of the following Designated Heritage Assets:

- Thrupp End Moated site, Lidlington, Scheduled Monument;
- Thrupp End Farmhouse, Lidlington, Grade II Listed Building.
- Moat Farm moated enclosure and associated settlement and earthworks, Marston Moretaine, Scheduled Monument;
- Moat Farmhouse, Marston Moretaine, Grade II* Listed Building;
- Church of the Virgin Mary, Marston Moretaine, Grade I Listed Building;
- Tower Belonging to Church of St Mary the Virgin, Marston Moretaine, Grade I Listed Building;
- The Old Rectory, Marston Moretaine, Grade II Listed Building;

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

Any harm to the significance of heritage assets will need to be considered in the context of Paragraphs 132-134 of the NPPF. Whereby any Substantial harm to the significance of a Scheduled Monument or any other heritage assets of the highest significance should be wholly exceptional;

any substantial harm to a Grade II Listed Building should be exceptional; and any harm to heritage assets will require clear and convincing justification, and where that harm is found to be substantial harm, such harm will require the development to achieve substantial public benefits that outweigh that harm.

When considering the location of this site in relation to heritage assets within Marston Moretaine, it is considered that development would cause substantial harm to the significance of heritage assets including the Scheduled Monument known as Moat Farm moated enclosure and associated settlement and earthworks. When considering the scale of the site it is considered that the degree which such impacts could be mitigated would be limited and the benefits of development would not outweigh the identified harm to the significance of heritage assets contrary to paragraphs 132-134 of the NPPF.

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

DRAFT

Site Assessment Framework for HOUSING⁴⁴

Site details	
Reference Number	NLP482
Site Name	Copemans Field
Site Address	Land on the south side of Bye Road, Lidlington, Bedford
Settlement	Lidlington
Size	Submitted Developable Area: 0.69ha Submitted Whole Site Area: 0.69ha Measured GIS Area: 0.65ha
Proposed Use	Residential
Any other information	Site also part of submission NLP103

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 20 dwellings
			Number of proposed dwellings as per CBC methodology: 16 dwellings

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	Not located in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding.

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

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

⁴⁴ 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 more⁴⁵.

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 well related to the existing settlement, bordering the settlement envelope. No barriers lie between the site and 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	No coalescence issues.
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 needs⁴⁶.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴⁷ ?	G	None identified.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	Submission states that site is 65% Greenfield. Part of the site appears to be used to keep chickens which would need to be relocated.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted by the private landowner, details of the other landowner are provided and intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	Potential issues.

⁴⁵ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

⁴⁶ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No. permission refused in 2012 for single dwelling
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	Not within 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.	N/A	Not applicable
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.*	N/A	Not applicable
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. ⁴⁸	N/A	Not applicable
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

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

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	No.
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Lidlington is not a parish which has been designated for a Neighbourhood Plan.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation had taken place at the time of submission.
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 the 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	Number of houses in 2006: 469 Number of houses in 2016: 559 Percentage Growth: 19.19%
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>	G	Number of houses in 2016: 559 Number of outstanding completions 2016: 14 Percentage Growth: 2.50%
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 topography of the site is uneven.
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	No impact.
Agricultural Land Quality			
24	Would the development impact on high quality agricultural land?	A	The site is in Grade 3 Agricultural Land. The most recent data from

	<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) 		Natural England does not sub-classify Grades 3a and 3b. Therefore site must be rated Amber.
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	Lidlington has a lower school
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Marston Vale Middle School in Stewartby is the catchment school
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Lidlington is in the Wootton Catchment
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	GP available in Marston/Cranfield.
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) 	A	Convenience store available.
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	536.24m
28	Distance to nearest train station:	G	330.71m

	<ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 		
29	Is the site accessible from the existing road network?	R	Site fronts onto a track, highways upgrades would be required.
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Lower school site can accommodate expansion – middle and upper school places likely to be required.
31	If not, has a commitment been made to address this?	A	Submission states that contributions will be made.
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?	R	Not appropriate for development : site at foot of Greensand Ridge – highly visible in views from escarpment.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	Her: G Arch:	Site is considered to have low archaeological potential. No objection to allocation. No heritage

	Are there any opportunities for enhancement of these assets?	G	comment.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	In NIA, existing semi-natural habitats, retain and buffer corridors
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 Forest of Marston Vale and NIA. Adjacent to identified areas of open space to SW. Would require 30% woodland cover and habitat enhancement. Awaiting leisure 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)		CB/12/01381 refused and dismissed at appeal.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

There are concerns in relation to the capacity of existing local infrastructure including education. Landscape concerns have been raised in relation to the site as the site sits at the foot of the Greensand Ridge and is highly visible in views from the escarpment, further assessment will determine whether or not mitigation could overcome these concerns. The site has existing semi-natural habitats, these would need to be retained and corridors buffered. The site will be considered in further detail.

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.
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Achievability

44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential
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		<p>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>Submission states 0-5 years</p> <p>0 to 5 years</p>
46	<p>What is the indicative build out time of the site?</p>	<p>Submission states 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 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

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