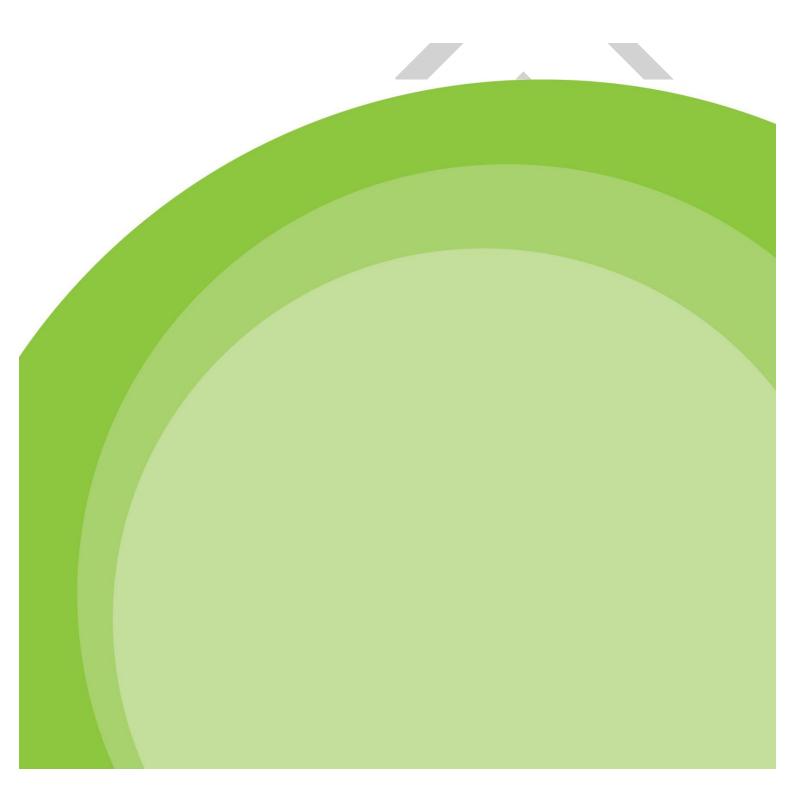
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Site Assessment Forms

Marston Moretaine



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Site Assessment Framework for HOUSING¹

Site details				
Reference Number	ALP011			
Site Name	Land at Lower Shelton Road			
Site Address	Land at Lower Shelton Road, Upper Shelton			
Settlement	Marston Moretaine (nearest settlement Upper Shelton)			
Size	Submitted Developable Area:3ha			
	Submitted Whole Site Area: 3ha			
	Measured GIS Area: 2.99ha			
Proposed Use	Residential			
Any other information				

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity	,	
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 1 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 54 dwellings Number of proposed dwellings as per CBC methodology: 54 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	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.
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	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

¹ 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 more ² .			
Relat	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self-	G	The site is well related to Lower	
	contained, is the site a logical extension to the		Shelton, there are no barriers.	
	settlement or are there any major physical		,	
	constraints(for example A roads, rivers or railways)			
	that separate it from the main settlement?			
7	Does the site cause coalescence between an	G	No coalescence issues.	
	existing village or town and another existing village			
	or town? If yes, then grade as Amber if the site			
	would be able to provide appropriate buffers or			
	green wedges to mitigate this, or Red if it would not			
	be possible for appropriate buffers to be provided			
	leaving a reasonable developable area based on the			
	individual context of the site.			
	mariada context of the site.			
Does	the site continue to next stage?		Yes	

STA	GE 1C ASSESSMENT			
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³ .			
Criti	Critical Infrastructure			
8	Can the site meet the critical infrastructure	Α	This question was not asked in	
	requirements that will enable delivery ⁴ ?		2014 Call for sites.	
Does	s the site continue to next stage?		Yes	

STAG	STAGE 1D ASSESSMENT			
	This stage of the assessment rules out sites that are not available. A site is considered available for			
	opment where there are no legal or ownership problems	s and the	e landowner has expressed an	
	ion to develop the site.			
Availa	ability			
9	What is the existing use of the site?	G	Site is not currently developed; no	
	Would the existing use limit the development		demolition or relocation is required.	
	potential?			
10	Is the land controlled by a developer or land owner	G	Site has been submitted on behalf	
	who has expressed an intention to develop the site?		of the sole landowner, intention to	
		_	develop is stated.	
11	Are there any legal or ownership problems that could	G	Submission states no legal or	
	delay or prevent development?		ownership issues.	
	If Yes, then can these be issues be realistically			
	overcome?			
12	Does the site already have planning permission for	G	No	
	the proposed use? If yes, then score as Red			
	because it's not eligible for allocation.			
Does	Does the site continue to next stage? Yes			

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)

led garden villages towns and cities.pdf)

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

significant delays in the delivery of development.

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

STAGE 1E ASSESSMENT

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

Green	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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	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 2.5	N/A	Not applicable	
Does	the site continue to next stage?		Yes	

• 25% - 0% (Greenfield) (R)

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

Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Marston Moretaine is a parish
	designated areas)		which has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan; however no
	emerging Neighbourhood Plan?		draft allocations are yet available.
18	Community Consultation	N/A	This was not asked in the 2014 Call
	Has any community consultation taken place?		for Sites.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	llative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 1,807
	years, what has been the level of housing growth in		Number of houses in 2016: 2,237
	the parish?		Percentage Growth: 23.80%
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	R	Number of houses in 2016: 2,237
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 644
	 Less than 5% growth (G) 		Percentage Growth: 28.79%
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	cal Constraints		
22	Are there any physical constraints or permanent	G	No issues identified on site.
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Doloti	works, topography or wind turbines.		
23	ionship to Settlement Would development of the site be complementary to	G	No impact.
23	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?		
Agric	ultural Land Quality	l .	
24	Would the development impact on high quality	Α	The site lies in Grade 3 Agricultural
	agricultural land?	' '	Land. The most recent data from
	50% or more in non-agricultural land (G)		Natural England does not sub-
	 50% of more in Grade 3b, 4 or 5 (A) 		classify Grades 3a and 3b.
	 50% or more in Grade 35, 4 or 3a (R) 		Therefore site must be rated
	- 0070 of more in Grade 1, 2 of 3a (it)		Amber.
	L	1	

STAGE 2 ASSESSMENT

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

	uestion does not mean that the site will be automatically 2 2B will be looked at as a whole using planning balance		d at this stage as the fathigs across
	sport and Access to Services	-	
25	Facilities and services		
23	Question 26 considers the suitability and sustainability of the site for housing. It links to the		
	Council's Settlement Hierarchy Audit.	JI 1110 311	.o for flodoling. It littles to the
	Council o Collier Terratory Adult.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Shelton Lower School
	 Yes, in the settlement (G) 		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	Not in the settlement or an adjoining		
	settlement (R)		
25b	Does the settlement have a Middle school (if	Α	Cranfield Middle
	applicable)?		
	 Yes, in the settlement (G) 		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25c	Does the settlement have a Secondary/ Upper	Α	Wootton Upper
	school?		
	 Yes, in the settlement (G) 		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	Α	Marston/Cranfield
	centre?		
	Yes, in the settlement (G)		
	Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A) Not in the act learned or an adjoining.		
	Not in the settlement or an adjoining settlement (P)		
26	settlement (R) What retail provision does the settlement offer?	R	None
20	Town Centre/ Supermarket (G)	'`	INOTIC
	 Convenience Store / Post Office / Newsagent 		
	(A)		
	• None (R)		
27	Distance to bus stops with a frequent service (at	G	255.12m
	least hourly at peak times):		
	Less than 400m (G)		
	• 400m-800m (A)		
	• Over 800m (R)		
	OR submission form stated that improved		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	
	 Less than 800m (G) 		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Site accessible from The Rickyard.
Scho	ol Capacity		

20	Do the legal ashable have considered all tions?	D	Lawar ashaal walkalu ta ba abla ta
30	Do the local schools have capacity at all tiers?	R	Lower school unlikely to be able to
			accommodate any further
			significant development in Marston.
			A new lower school site may be
			required. Middle and upper school
			places are also tight.
31	If not, has a commitment been made to address	R	No commitment made
	this?		
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
	1		waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to	Ğ	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	No assessment required (G)		unlikely to be required
	Consider Further Assessment (A)		armitory to be required
Favia	Further Assessment Required (R)		
34	onmental Health	D/A/C	Awaiting comments
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
0.5	will there be any remediation required?	D / A / O	A
35	Adjoining uses	R/A/G	Awaiting comments
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
	onmental Constraints		
36		G	Scope for development if fully
•	Landscape character	9	
	What would the impacts of development be on the	9	integrated and amenity of existing
	What would the impacts of development be on the landscape character or setting of the area or any	9	
	What would the impacts of development be on the	9	integrated and amenity of existing
	What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct	G	integrated and amenity of existing
	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	0	integrated and amenity of existing
37	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?		integrated and amenity of existing residents protected.
37	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? Heritage/ Archaeology	Her: R	integrated and amenity of existing residents protected. Site has archaeological potential
37	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? Heritage/ Archaeology What would the impacts of development be on any	Her: R Arch:	integrated and amenity of existing residents protected. Site has archaeological potential but this would not prevent
37	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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	Her: R	integrated and amenity of existing residents protected. Site has archaeological potential but this would not prevent allocation providing appropriate
37	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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: R Arch:	integrated and amenity of existing residents protected. Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.
37	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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	Her: R Arch:	integrated and amenity of existing residents protected. Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Heritage Objection: Impact on
37	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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: R Arch:	integrated and amenity of existing residents protected. Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Heritage Objection: Impact on setting of LB (16th C close studded
37	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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: R Arch:	integrated and amenity of existing residents protected. Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Heritage Objection: Impact on setting of LB (16th C close studded timber frame, very rare in
37	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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: R Arch:	integrated and amenity of existing residents protected. Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Heritage Objection: Impact on setting of LB (16th C close studded

38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Retain existing habitats, opportunity for enhancements
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 aspiration to preserve area as inappropriate for building, but much of parish identified as such. RoW across and on edge of sites, would need to be retained within a green corridor, and enhanced, Within the Forest of Marston Vale, would need to deliver 30% tree cover. Awaiting leisure comments.
Miner	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Significant concerns about education capacity have been raised for this area. There have also been significant concerns raised about impact that development of this site might have on the setting of a nearby Listed Building, which is a 16th Century close studded timber framed building and is very rare in Bedfordshire. Further work would be required to understand the potential for mitigation. The site is also known to have archaeological potential which may require mitigation. No other significant constraints are identified however, so this site will be considered further as part of this process to understand the potential for mitigation.

STAGE 3: ACHIEVABILITY

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

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

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

	2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
When can the scheme realistically commence delivery?	0 to 5 years
 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 	
What is the indicative build out time of the site? Does the site pass this stage?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017 indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 40 dwellings per annum there after. Yes

SUMMARY

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

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

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



Site Assessment Framework for HOUSING⁶

Site details	
Reference Number	ALP114
Site Name	Land North of High Street
Site Address	Land North of High Street, Lower Shelton
Settlement	Marston Moretaine (nearest settlement Lower Shelton)
Size	Submitted Developable Area: 0.43ha
	Submitted Whole Site Area: 0.43ha
	Measured GIS Area: 0.56ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 dwellings Number of proposed dwellings as per CBC methodology: 10 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not 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.
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations 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

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

	or villages. For the purposes of this assessment, a selle 1,500 homes or more ⁷ .	f-contain	ed site is defined as a site which will
_	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is well related to Lower Shelton, though it is in very close proximity to the dual carriageway of the A421.
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

STAC	GE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not able	to meet	their critical infrastructure needs ⁸ .
Critic	cal Infrastructure		
8	Can the site meet the critical infrastructure	Α	Question not asked in 2014 Call fo
	requirements that will enable delivery9?		Sites.
Does	the site continue to next stage?		Yes

This s	GE 1D ASSESSMENT stage of the assessment rules out sites that are not avai opment where there are no legal or ownership problems		
intent	ion to develop the site.		
Avail	ability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is not currently developed, no demolition or relocation is required.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of the 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 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
Does	the site continue to next stage?		Yes

⁷ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

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

significant delays in the delivery of development.

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

STAGE 1E ASSESSMENT

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

Greer	nbelt		
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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	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. ¹⁰	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.

Previ	ously Developed Land
40	To the other Description D

Previ	ously Developed Land		
16	Is the site Previously Developed Land in accordance	R	No part PDL
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		

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

Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Marston Moretaine is a parish
	designated areas)		which has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, however no
	emerging Neighbourhood Plan?		draft allocations are yet available.
18	Community Consultation	N/A	This was not asked in 2014 Call for
	Has any community consultation taken place?		Sites.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	lative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 1,807
	years, what has been the level of housing growth in		Number of houses in 2016: 2,237
	the parish?		Percentage Growth: 23.80%
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	R	Number of houses in 2016: 2,237
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 644
	 Less than 5% growth (G) 		Percentage Growth: 28.79%
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
D: :	data).		
	cal Constraints		D : ::
22	Are there any physical constraints or permanent	R	Proximity to A421 dual
	features that affect the site's developability?		carriageway.
	For example pylons, gas works, sewage treatment		
Relati	works, topography or wind turbines. ionship to Settlement		
23	Would development of the site be complementary to	G	No impact.
	the existing settlement pattern, and would it have an		140 mpaot.
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	Α	The site lies in Grade 3 Agricultural
	agricultural land?		Land. The most recent data from
	50% or more in non-agricultural land (G)		Natural England does not sub-
	50% of more in Grade 3b, 4 or 5 (A)		classify Grades 3a and 3b.
	• 50% or more in Grade 1, 2 or 3a (R)		Therefore site must be rated
	5575 55.5 5.665 1, 2 51 56 (11)		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.

	e 2B will be looked at as a whole using planning balance		ed at this stage as the fathings across
	sport and Access to Services	· ·	
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		3
	,		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Shelton Lower School
	 Yes, in the settlement (G) 		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
25b	Does the settlement have a Middle school (if	Α	Cranfield Middle
	applicable)?		
	Yes, in the settlement (G) Yes, progressed as part of the development (C) Yes, progressed as part of the development (C).		
	Yes, proposed as part of the development (G) No. but an adjacing pattlement does (A)		·
	No, but an adjoining settlement does (A)Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	Α	Wootton Upper
230	school?		Wootton Opper
	Yes, in the settlement (G)		
	Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	Α	Marston/Cranfield
	centre?		
	Yes, in the settlement (G)		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
26	What retail provision does the settlement offer?	R	None
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A) None (B)		
27	None (R) Distance to bus stops with a frequent service (at	R	
21	least hourly at peak times):	1	
	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)		
28	Distance to nearest train station:	R	
	 Less than 800m (G) 		
	• 800m-1200m (A)		
	Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Site accessible from Lower Shelton
			Road.

	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	Lower school unlikely to be able to
	·		accommodate any further
			significant development in Marston.
			A new lower school site may be
			required. Middle and upper school
			places are also tight.
31	If not, has a commitment been made to address	R	No commitment made
18/ 4	this?	4 '11	
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and
	Initiastructure for waste water and potable water?		waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	ary abgraded required.
33	What is the conclusion of the sequential approach to	Ğ	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	 No assessment required (G) 		
	rio decessiment required (e)		unlikely to be required.
	Consider Further Assessment (A)		unlikely to be required.
	Consider Further Assessment (A)Further Assessment Required (R)		unlikely to be required.
	 Consider Further Assessment (A) Further Assessment Required (R) conmental Health		
Envir 34	 Consider Further Assessment (A) Further Assessment Required (R) Conmental Health Contamination 	R/A/G	unlikely to be required. Awaiting comments
	 Consider Further Assessment (A) Further Assessment Required (R) conmental Health Contamination Are there any contamination constraints on site and 	R/A/G	
34	Consider Further Assessment (A) Further Assessment Required (R) Contamination Are there any contamination constraints on site and will there be any remediation required?		Awaiting comments
	Consider Further Assessment (A) Further Assessment Required (R) Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses	R/A/G	
34	Consider Further Assessment (A) Further Assessment Required (R) conmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to		Awaiting comments
34	Consider Further Assessment (A) Further Assessment Required (R) Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses		Awaiting comments
35	Consider Further Assessment (A) Further Assessment Required (R) Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;		Awaiting comments
35	Consider Further Assessment (A) Further Assessment Required (R) Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		Awaiting comments
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) conmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints Landscape character What would the impacts of development be on the	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any	R/A/G	Awaiting comments Awaiting comments Scope for development – need to
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints 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	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421
34 35 Envir 36	Consider Further Assessment (A) Further Assessment Required (R) conmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor.
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints 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? Heritage/ Archaeology	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor. Site is known to contain
34 35 Envir 36	Consider Further Assessment (A) Further Assessment Required (R) conmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any	R/A/G G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor. Site is known to contain archaeological remains but this
34 35 Envir 36	Consider Further Assessment (A) Further Assessment Required (R) conmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	R/A/G G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor. Site is known to contain archaeological remains but this would not prevent allocation
34 35 Envir 36	Consider Further Assessment (A) Further Assessment Required (R) Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) Conmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	R/A/G G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor. Site is known to contain archaeological remains but this would not prevent allocation providing appropriate mitigation is
34 35 Envir 36	Consider Further Assessment (A) Further Assessment Required (R) conmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	R/A/G G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor. Site is known to contain archaeological remains but this would not prevent allocation

	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		hedgerows, possible 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?	G/A	No aspirations identified in parish GI plan. Within the Forest of Marston Vale, would need to deliver 30% woodland cover. Awaiting leisure comments.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning 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?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Significant concerns about education capacity have been raised for this area, and the site is in extremely close proximity to the A421 which would be likely to present noise constraints. The site is also known to have archaeological potential which may require mitigation and there could be a possible impact on farmland species. No other significant constraints are identified however, this site will be considered further as part of this process.

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.

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

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

SUMMARY

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

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

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation

- Flood Risk Sequential Approach Further transport modelling Consultation with neighbouring authorities



Site Assessment Framework for HOUSING¹¹

Site details	
Reference Number	ALP315
Site Name	Land off Lower Shelton Road, Lower Shelton
Site Address	Land off Lower Shelton Road, Lower Shelton
Settlement	Marston Moretaine (nearest settlement Lower Shelton)
Size	Submitted Developable Area:2.2ha
	Submitted Whole Site Area: 2.2ha
	Measured GIS Area: 2.19ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity	,	
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 30 dwellings Number of proposed dwellings as per CBC methodology: 39 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	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.
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	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

¹¹ 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 more ¹² .			
Relati	onship to Settlement			
6	For sites that are not of a sufficient scale to be self-	G	The site is well related to Lower	
	contained, is the site a logical extension to the		Shelton, there are no barriers.	
	settlement or are there any major physical		*	
	constraints(for example A roads, rivers or railways)			
	that separate it from the main settlement?			
7	Does the site cause coalescence between an	G	No coalescence issues.	
	existing village or town and another existing village			
	or town? If yes, then grade as Amber if the site			
	would be able to provide appropriate buffers or			
	green wedges to mitigate this, or Red if it would not			
	be possible for appropriate buffers to be provided			
	leaving a reasonable developable area based on the			
	individual context of the site.			
Does	the site continue to next stage?		Yes	

_	GE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ¹³ .			
Critical Infrastructure				
8	Can the site meet the critical infrastructure	Α	This question was	not asked in
	requirements that will enable delivery ¹⁴ ?		2014 Call for sites.	
Does the site continue to next stage?			Yes	

STAG	STAGE 1D ASSESSMENT				
This s	This stage of the assessment rules out sites that are not available. A site is considered available for				
devel	development where there are no legal or ownership problems and the landowner has expressed an				
intent	tion to develop the site.				
Avail	ability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is not currently developed; no demolition or relocation is required.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of the 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 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		
Does	Does the site continue to next stage? Yes				

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)

13 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.

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

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

Previ	ously Developed Land		
16	Is the site Previously Developed Land in accordance	R	No part PDL
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		

¹⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Marston Moretaine is a parish
	designated areas)		which has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan; however no
	emerging Neighbourhood Plan?		draft allocations are yet available.
18	Community Consultation	N/A	This was not asked in the 2014 Call
	Has any community consultation taken place?		for Sites.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	lative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 1,807
	years, what has been the level of housing growth in		Number of houses in 2016: 2,237
	the parish?		Percentage Growth: 23.80%
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	R	Number of houses in 2016: 2,237
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 644
	 Less than 5% growth (G) 		Percentage Growth: 28.79%
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
DI:	data).		
	cal Constraints		No terror teleprotitient on elle
22	Are there any physical constraints or permanent	G	No issues identified on site.
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment works, topography or wind turbines.		
Relati	ionship to Settlement		
23	Would development of the site be complementary to	G	No impact.
	the existing settlement pattern, and would it have an		The impact
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	Α	The site lies in Grade 3 Agricultural
	agricultural land?		Land. The most recent data from
	50% or more in non-agricultural land (G)		Natural England does not sub-
	50% of more in Grade 3b, 4 or 5 (A)		classify Grades 3a and 3b.
	• 50% or more in Grade 1, 2 or 3a (R)		Therefore site must be rated
	5575 55.5 5.665 1, 2 51 56 (11)		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.

	e 2B will be looked at as a whole using planning balance		ed at this stage as the fathigs across
	sport and Access to Services	/•	
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the
	Council's Settlement Hierarchy Audit.	00 0.	to for fredering, it minto to the
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Shelton Lower School
	 Yes, in the settlement (G) 		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	Not in the settlement or an adjoining		
	settlement (R)		
25b	Does the settlement have a Middle school (if	Α	Cranfield Middle
	applicable)?		
	 Yes, in the settlement (G) 		
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25c	Does the settlement have a Secondary/ Upper	Α	Wootton Upper
	school?		
	 Yes, in the settlement (G) 	· ·	
	 Yes, proposed as part of the development (G) 		
	 No, but an adjoining settlement does (A) 		· ·
	Other catchment school available (A)		
25d	Does the settlement have a GPs surgery or medical	Α	Marston/Cranfield
	centre?		
	Yes, in the settlement (G)		
	Yes, proposed as part of the development (G) No. but as a distribute and the second of the development (A)		
	No, but an adjoining settlement does (A) Not in the acttlement or an adjoining.		
	Not in the settlement or an adjoining settlement (P)		
26	settlement (R) What retail provision does the settlement offer?	R	None
20	Town Centre/ Supermarket (G)	'\	None
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	G	153.92m
	least hourly at peak times):		
	 Less than 400m (G) 		
	• 400m-800m (A)		
	 Over 800m (R) 		
	OR submission form stated that improved		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	
	Less than 800m (G)		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Site accessible from Lower Shelton
			Road.

- acno	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	Lower school unlikely to be able to
	at an area of the second of th		accommodate any further
			significant development in Marston.
			A new lower school site may be
			required. Middle and upper school
			places are also tight.
31	If not, has a commitment been made to address	R	No commitment made.
	this?		
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and location of growth falling within
		r	each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	age and Flooding (All sites subject to Sequential Te		Cita is at limited vials of assets as
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is unlikely to be required
	No assessment required (G)Consider Further Assessment (A)		driikely to be required
	 Further Assessment Required (R) 		
Envir	onmental Health		
34	Ommeniai meanim		
- 34		R/A/G	Awaiting comments
34	Contamination	R/A/G	Awaiting comments
34	Contamination Are there any contamination constraints on site and	R/A/G	Awaiting comments
35	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G R/A/G	Ü
	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses		Awaiting comments Awaiting comments
	Contamination Are there any contamination constraints on site and will there be any remediation required?		Ü
35	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		Ü
35 Envir	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints	R/A/G	Awaiting comments
35	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character		Awaiting comments Scope for limited development;
35 Envir	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the	R/A/G	Awaiting comments Scope for limited development; would need to secure protection of
35 Envir	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any	R/A/G	Awaiting comments Scope for limited development;
35 Envir	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct	R/A/G	Awaiting comments Scope for limited development; would need to secure protection of
35 Envir	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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	R/A/G	Awaiting comments Scope for limited development; would need to secure protection of
35 Envir 36	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Awaiting comments Scope for limited development; would need to secure protection of existing hedges and trees.
35 Envir	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology	R/A/G A Her:	Awaiting comments Scope for limited development; would need to secure protection of existing hedges and trees. Site has archaeological potential
35 Envir 36	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any	R/A/G A Her: G	Awaiting comments Scope for limited development; would need to secure protection of existing hedges and trees. Site has archaeological potential but this would not prevent
35 Envir 36	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	R/A/G A Her: G Arch:	Awaiting comments Scope for limited development; would need to secure protection of existing hedges and trees. Site has archaeological potential but this would not prevent allocation providing appropriate
35 Envir 36	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	R/A/G A Her: G	Awaiting comments Scope for limited development; would need to secure protection of existing hedges and trees. Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No
35 Envir 36	Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	R/A/G A Her: G Arch:	Awaiting comments Scope for limited development; would need to secure protection of existing hedges and trees. Site has archaeological potential but this would not prevent allocation providing appropriate

	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		existing hedgerow, opportunities for enhancement, possible 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?	G/A	No aspirations identified in parish GI plan. Within the Forest of Marston Vale, would need to deliver 30% woodland cover. RoW across corner of site, would need to be linked to / enhanced. Awaiting leisure comments.
Mine	Minerals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning 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?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Significant concerns about education capacity have been raised for this area. The site is also known to have archaeological potential which may require mitigation and it is suggested that existing trees and hedges be protected. There may be an impact on farmland species from development of this site, but there are opportunities for enhancement. No other significant constraints are identified however, so this site will be considered further as part of this process.

STAGE 3: ACHIEVABILITY

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

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

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

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

SUMMARY

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

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

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process

- The results of public consultation
 Flood Risk Sequential Approach
 Further transport modelling
 Consultation with neighbouring authorities



Site Assessment Framework for HOUSING¹⁶

Site details	
Reference Number	ALP426
Site Name	Land adjacent A421
Site Address	Land adjacent A421, Marston Moretaine
Settlement	Marston Moretaine
Size	Submitted Developable Area: 1.5ha
	Submitted Whole Site Area: 2.1ha
	Measured GIS Area: 1.97ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 30 dwellings Number of proposed dwellings as per CBC methodology: 27 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not located in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	All Not at risk from surface water flooding.
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally 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

¹⁶ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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	R	The site lies to the north east of
constraints(for example A roads, rivers or railways) that separate it from the main settlement?		Marston Moretaine, and is separated from the settlement by woodland. It is therefore not well related to any existing settlements
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.



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 HOUSING¹⁸

Site details	
Reference Number	NLP014
Site Name	Land at Wood End, Marston Moretaine
Site Address	Sun Valley Farm, Wood End, Marston Moretaine
Settlement	Marston Moretaine
Size	Submitted Developable Area: 5.31ha
	Submitted Whole Site Area: 5.31 ha
	Measured GIS Area: 5.38ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity	T	
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 1 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 80 dwellings Number of proposed dwellings as per CBC methodology: 96 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	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.
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	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.

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	R	The north-eastern tip of the site
constraints(for example A roads, rivers or railways) that separate it from the main settlement?		briefly joins an existing housing allocation; however there is not a strong relationship between this site and the allocated site, and the site is largely separated and isolated from the main settlement.
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.



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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-

Site Assessment Framework for HOUSING²⁰

Site details	
Reference Number	NLP026
Site Name	Land at Upper Shelton Road, Upper Shelton (north) (2)
Site Address	Land at Upper Shelton Road, Upper Shelton
Settlement	Upper Shelton (Marston Moretaine parish)
Size	Submitted Developable Area: 0.37ha
	Submitted Whole Site Area: 0.37ha
	Measured GIS Area: 0.40ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

_	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 6 dwellings Number of proposed dwellings as per CBC methodology: 11 dwellings
Floo	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 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.
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations 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

²⁰ 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 more ²¹ .					
Relati	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self-	G	The site is well related to the		
	contained, is the site a logical extension to the		existing settlement, there are no		
	settlement or are there any major physical		barriers separating it from the		
	constraints(for example A roads, rivers or railways)		existing settlement.		
	that separate it from the main settlement?				
7	Does the site cause coalescence between an	O	No coalescence issues.		
	existing village or town and another existing village				
	or town? If yes, then grade as Amber if the site				
	would be able to provide appropriate buffers or				
	green wedges to mitigate this, or Red if it would not				
	be possible for appropriate buffers to be provided				
	leaving a reasonable developable area based on the				
	individual context of the site.				
Does the site continue to next stage?		Yes			

STAGE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ²² .			
Critical Infrastructure				
8	Can the site meet the critical infrastructure	G	None identified.	
	requirements that will enable delivery ²³ ?			
Does	the site continue to next stage?		Yes	

This s	STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for			
	development where there are no legal or ownership problems and the landowner has expressed an			
intent	ion to develop the site.			
Availa	ability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is greenfield and no relocation or demolition is required.	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted by 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 that no legal or ownership issues exist.	
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	
Does the site continue to next stage?			Yes	

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)

22 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.

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

Greenbelt			
13	Is the site located within the Green Belt?	No	Not 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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	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. ²⁴	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 PDL.	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			

²⁴ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Marston Moretaine is a parish
	designated areas)		which has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, however no
	emerging Neighbourhood Plan?		draft allocations are yet available.
18	Community Consultation	No	No consultation had taken place at
	Has any community consultation taken place?		the time of submission.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No impact on sustainability.
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	lative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 1,807
	years, what has been the level of housing growth in		Number of houses in 2016: 2,237
	the parish?		Percentage Growth: 23.80%
	 Less than 5% growth (G) 		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	R	Number of houses in 2016: 2,237
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 644
	 Less than 5% growth (G) 		Percentage Growth: 28.79%
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
Dhara	data).		
	cal Constraints		No construinte identifie d
22	Are there any physical constraints or permanent	G	No constraints identified.
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Relat	works, topography or wind turbines. ionship to Settlement		
23	Would development of the site be complementary to	G	No impacts
25	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?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	Α	The site lies in Grade 3 Agricultural
	agricultural land?		Land. The most recent data from
	50% or more in non-agricultural land (G)		Natural England does not sub-
	50% of more in Grade 3b, 4 or 5 (A)		classify Grades 3a and 3b.
	• 50% or more in Grade 1, 2 or 3a (R)		Therefore site must be rated
	3373 37 318 318 318 318 318 318 318 318 318 318		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.

	uestion does not mean that the site will be automatically 2B will be looked at as a whole using planning balance		d at this stage as the ratings across			
	sport and Access to Services	<u>, </u>				
25	Facilities and services					
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the			
	Council's Settlement Hierarchy Audit.		g			
	Issues relating to capacity are assessed separately					
25a	Does the settlement have a Primary/Lower school?	G	Shelton Lower School			
	 Yes, in the settlement (G) 					
	 Yes, proposed as part of the development (G) 					
	 No, but an adjoining settlement does (A) 					
	Not in the settlement or an adjoining					
051	settlement (R)	•	O C LINCLU			
25b	Does the settlement have a Middle school (if	Α	Cranfield Middle			
	applicable)?					
	Yes, in the settlement (G)Yes, proposed as part of the development (G)					
	 No, but an adjoining settlement does (A) 					
	Other catchment school available (A)					
25c	Does the settlement have a Secondary/ Upper	Α	Wootton Upper			
	school?		Trocken oppor			
	Yes, in the settlement (G)					
	 Yes, proposed as part of the development (G) 					
	 No, but an adjoining settlement does (A) 					
	Other catchment school available (A)					
25d	Does the settlement have a GPs surgery or medical	Α	Marston/Cranfield			
	centre?					
	Yes, in the settlement (G)					
	 Yes, proposed as part of the development (G) 					
	No, but an adjoining settlement does (A) Not in the act learned are adjoining.					
	 Not in the settlement or an adjoining settlement (R) 					
26	What retail provision does the settlement offer?	R	None			
20	Town Centre/ Supermarket (G)		None			
	Convenience Store / Post Office / Newsagent					
	(A)					
	None (R)					
27	Distance to bus stops with a frequent service (at	G	396.3m			
	least hourly at peak times):					
	 Less than 400m (G) 					
	• 400m-800m (A)					
	• Over 800m (R)					
	OR submission form stated that improved Applied to a state of the state of th					
	public transport facilities could be provided as					
28	part of the development (G) Distance to nearest train station:	R				
20	Less than 800m (G)	'`				
	• 800m-1200m (A)					
	• Over 1200m (R)					
29	Is the site accessible from the existing road network?	G	Site fronts onto Upper Shelton			
			Road.			

	School Capacity				
	wer school unlikely to be able to				
	commodate any further				
	nificant development in Marston.				
	new lower school site may be				
	uired. Middle and upper school				
	ces are also tight.				
	commitment made.				
this?					
Water Utilities (Gas, Electricity and Broadband Infrastructure will be a	assessed at a later stage)				
32 Is there the capacity to provide all required R/A/G Wa	ter utilities companies have a				
	tutory duty to supply water and				
	ste water infrastructure to new				
	velopment sites and a lack of				
	ailable capacity does not prevent				
	ure development. Any				
	astructure upgrades required				
	depend on the quantum and				
	ation of growth falling within chatchment area. Whilst the				
	ige 1 Water Cycle Study (April				
	17) identifies the current capacity				
	existing water infrastructure, a				
	age 2 study will be prepared to				
	t the cumulative effect of sites				
	t have been shortlisted for				
	ocation in the Local Plan and				
	ntify the nature and timing of				
	upgrades required.				
Drainage and Flooding (All sites subject to Sequential Test)					
	e is at limited risk of surface				
	ter flooding, assessment is				
	ikely to be required.				
Consider Further Assessment (A)					
 Further Assessment Required (R) 					
Environmental Health					
Environmental Health 34 Contamination R/A/G Aw	aiting comments				
Environmental Health 34 Contamination R/A/G Aw Are there any contamination constraints on site and R/A/G Aw	aiting comments				
Environmental Health 34 Contamination Are there any contamination constraints on site and will there be any remediation required?					
Environmental Health 34 Contamination Are there any contamination constraints on site and will there be any remediation required? R/A/G Aw Adjoining uses R/A/G Aw R/A/	aiting comments				
Contamination R/A/G Aw					
Contamination					
Contamination					
Contamination	aiting comments				
Contamination					
Contamination	raiting comments				
Contamination	aiting comments nited scope for development. e enables views through to rising				
Contamination	aiting comments nited scope for development. e enables views through to rising				
Contamination	aiting comments nited scope for development. e enables views through to rising				
Contamination	aiting comments nited scope for development. e enables views through to rising dscape of clay ridge. e has archaeological potential				
Contamination	raiting comments nited scope for development. e enables views through to rising dscape of clay ridge. e has archaeological potential this would not prevent				
Section Sect	aiting comments nited scope for development. e enables views through to rising dscape of clay ridge. e has archaeological potential this would not prevent ocation providing appropriate				
Site Part	raiting comments nited scope for development. e enables views through to rising dscape of clay ridge. e has archaeological potential this would not prevent ocation providing appropriate igation is undertaken. No				
Contamination	aiting comments nited scope for development. e enables views through to rising dscape of clay ridge. e has archaeological potential this would not prevent ocation providing appropriate				

	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		
39	Open space/leisure and GI assets 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	No aspirations identified in parish GI plan. Within the Forest of Marston Vale, would need to deliver 30% woodland cover. RoW along western edge, would need to be linked to / enhanced. Awaiting leisure comment.
Mine	Minerals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning 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?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Significant concerns about education capacity have been raised for this area. The site is also known to have archaeological potential which may require mitigation. Ecologically, there is a good opportunity for enhancement, however in landscape terms the site enables views through to the rising landscape of the clay ridge. No other significant constraints are identified however, so this site will be considered further as part of this process to understand further the potential for mitigation.

STAGE 3: ACHIEVABILITY

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

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

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

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

SUMMARY

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

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

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



Site Assessment Framework for HOUSING²⁵

Site details			
Reference Number	NLP027		
Site Name	Land to the rear of 39 Upper Shelton Road, Upper Shelton		
Site Address	Land to the rear of 39 Upper Shelton Road, Upper Shelton		
Settlement	Upper Shelton (Marston Moretaine parish)		
Size	Submitted Developable Area: 0.1ha		
	Submitted Whole Site Area: 0.1ha		
	Measured GIS Area: 0.07ha		
Proposed Use	Mixed Use		
Any other			
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

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

²⁵ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING²⁶

Site details			
Reference Number	NLP028		
Site Name	Land at Upper Shelton Road, Upper Shelton (south)		
Site Address	Land at Upper Shelton Road, Upper Shelton		
Settlement	Marston Moretaine (nearest settlement Upper Shelton)		
Size Submitted Developable Area: 14.20 ha			
	Submitted Whole Site Area: 14.20 ha		
	Measured GIS Area: 14.36ha		
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.

STAC	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	ict with national policy designations.
Provi	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 215 dwellings Number of proposed dwellings as per CBC methodology: 256 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.
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations 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

²⁶ 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 more ²⁷ . 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	This submission is not of a sufficient scale to standalone. The submitted site lies to east of the existing settlement of Upper Shelton, and the south western corner adjoins Lower Shelton. The site does however largely remain separated from the edge of the settlement by small parcels of agricultural land and consequently there is not a strong relationship 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.	R	Development of the site would lead to coalescence between Upper and Lower Shelton. It would not be appropriate to bring forward a portion here as the relationship is not strong enough.	
Does	the site continue to next stage?		No	

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 HOUSING²⁸

Site details			
Reference Number	NLP029		
Site Name	Land at Lower Shelton Road, Upper Shelton		
Site Address	Land at Lower Shelton Road, Upper Shelton		
Settlement	Marston Moretaine (nearest settlement Upper Shelton)		
Size	Submitted Developable Area: 5.82 ha		
	Submitted Whole Site Area: 5.82 ha		
	Measured GIS Area: 5.77 ha		
Proposed Use	Residential		
Any other			
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 85 dwellings Number of proposed dwellings as per CBC methodology: 104 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not 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.
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	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

²⁸ 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 more ²⁹ .				
Relat	ionship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site borders the settlement envelope of Upper Shelton to the east and north. The site is well related to Upper Shelton.		
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		

STAG	GE 1C ASSESSMENT		
This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³⁰ .			
Critical Infrastructure			
8	Can the site meet the critical infrastructure	Α	No information provided.
	requirements that will enable delivery ³¹ ?		
Does	the site continue to next stage?		Yes

	STAGE 1D ASSESSMENT			
	stage of the assessment rules out sites that are not avail			
	opment where there are no legal or ownership problems	s and the	e landowner has expressed an	
	ion to develop the site.			
Availa	ability			
9	What is the existing use of the site?	G	The site is greenfield and is	
	Would the existing use limit the development		currently used for agricultural	
	potential?		purposes.	
10	Is the land controlled by a developer or land owner	G	The site has been submitted on	
	who has expressed an intention to develop the site?		behalf of the sole landowners and	
			intention to develop is stated.	
11	Are there any legal or ownership problems that could	G	The submission states that there	
	delay or prevent development?		are no legal or ownership	
	If Yes, then can these be issues be realistically		problems.	
	overcome?			
12	Does the site already have planning permission for	G	No.	
	the proposed use? If yes, then score as Red			
	because it's not eligible for allocation.			
Does	the site continue to next stage?		Yes	

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

led garden villages towns and cities.pdf)

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

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

requirements will be undertaken before any sites are allocated.

STAGE 1E ASSESSMENT

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

Green	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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	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 2.32	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.
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		

³² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Marston Moretaine is a parish
	designated areas)		which has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, however no
	emerging Neighbourhood Plan?		draft allocations are yet available.
18	Community Consultation	No	No consultation had taken place at
	Has any community consultation taken place?		the time of submission.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	The site is currently in agricultural
	Would this proposal impact on the sustainability of		use.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	ılative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 1,807
	years, what has been the level of housing growth in		Number of houses in 2016: 2,237
	the parish?		Percentage Growth: 23.80%
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	R	Number of houses in 2016: 2,237
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 644
	 Less than 5% growth (G) 		Percentage Growth: 28.79%
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	cal Constraints		
22	Are there any physical constraints or permanent	G	The site appears to have a slightly
	features that affect the site's developability?		uneven topography in parts
	For example pylons, gas works, sewage treatment		however the site is large.
Dolot	works, topography or wind turbines.		
23	Would development of the site be complementary to	G	No issues identified.
23	the existing settlement pattern, and would it have an		างบางจนธงานธานแธน.
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality	l	
24	Would the development impact on high quality	Α	The site lies in Grade 3 Agricultural
	agricultural land?		Land. The most recent data from
	50% or more in non-agricultural land (G)		Natural England does not sub-
	 50% of more in Grade 3b, 4 or 5 (A) 		classify Grades 3a and 3b.
	 50% or more in Grade 35, 4 or 3a (R) 		Therefore site must be rated
	- 0070 of more in Grade 1, 2 of 3a (it)		Amber.
		1	

STAGE 2 ASSESSMENT

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

Stage 2B will be looked at as a whole using planning balance.				
Transport and Access to Services				
25				
23	Question 26 considers the suitability and sustainability of the site for housing. It links to the			
	Council's Settlement Hierarchy Audit.	01 1110 01	to for floading. It links to the	
	Council's Settlement Therarchy Adult.			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Shelton Lower School	
	Yes, in the settlement (G)		Choicil Lewel Collect	
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Not in the settlement or an adjoining			
	settlement (R)			
25b	Does the settlement have a Middle school (if	Α	Cranfield Middle	
	applicable)?			
	Yes, in the settlement (G)			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Other catchment school available (A)			
25c	Does the settlement have a Secondary/ Upper	Α	Wootton Upper	
	school?			
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Other catchment school available (A)			
25d	Does the settlement have a GPs surgery or medical	Α	Marston/Cranfield	
	centre?			
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	 Not in the settlement or an adjoining 			
	settlement (R)			
26	What retail provision does the settlement offer?	R	None	
	Town Centre/ Supermarket (G)			
	Convenience Store / Post Office / Newsagent			
	(A)			
	None (R)			
27	Distance to bus stops with a frequent service (at	G	203m	
	least hourly at peak times):			
	• Less than 400m (G)			
	• 400m-800m (A)			
	Over 800m (R) OR submission form stated that improved			
	OR submission form stated that improved public transport facilities could be provided as			
	public transport facilities could be provided as			
28	part of the development (G) Distance to nearest train station:	R		
20	Less than 800m (G)			
	800m-1200m (A)			
	Over 1200m (R)			
29	Is the site accessible from the existing road network?	G	Site accessible from Lower Shelton	
23	is the site accessible from the existing road network?	9	Road.	
		<u> </u>	i todu.	

Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	Likely to require school expansions
	, ,		
31	If not, has a commitment been made to address	Α	No commitment made.
Moto	this?	turo will	be accessed at a later stage)
32	r Utilities (Gas, Electricity and Broadband Infrastruc Is there the capacity to provide all required	R/A/G	Water utilities companies have a
32	infrastructure for waste water and potable water?	NAG	statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites
			that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	and appropriate the second sec
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A)	Ğ	Site is at limited risk of surface water flooding, assessment is unlikely to be required
	Further Assessment Required (R)		
34	onmental Health Contamination	G	None identified
34	Are there any contamination constraints on site and will there be any remediation required?	G	None identined
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	None identified
Fnyir	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Very limited scope – need to limit impact on upper slopes; requires screening and integration to south.
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?	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. 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/G	Potential impact to farmland species. Opportunities for enhancement.
39	Open space/leisure and GI assets	R	Parish GI plan identifies area for
		1	2. p.a (acrianos aroa for

	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?		preserving as open as inappropriate for development. Many viewpoints identified on edge of village. No loss of LS open space.
Mine	erals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None
Does	s the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Concerns about education capacity have been raised for this area. The site is also known to have archaeological potential which may require mitigation. It is suggested that the impact of development would need to be limited on upper slopes, which would require screening and integration to the south. There may be an impact on farmland species from development of this site, but there are opportunities for enhancement. No other significant constraints are identified however, so this site will be considered further as part of this process to understand the potential for mitigation.

STAGE 3: ACHIEVABILITY

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

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

Viabi	/iability			
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.	
44	Are there any market factors which would affect deliverability?		No issues identified in submission The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has	

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

SUMMARY

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

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

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



Site Assessment Framework for HOUSING³³

Site details	
Reference Number	NLP030
Site Name	Land at Hoo Lane, Wootton
Site Address	Land at Hoo Lane, Wootton
Settlement	Marston Moretaine Parish (nearest settlement is Lower Shelton)
Size	Submitted Developable Area: 14.92 ha
	Submitted Whole Site Area: 14.92 ha
	Measured GIS Area: 15.06ha
Proposed Use	Residential and commercial
Any other information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	SE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity	T	
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 150 dwellings Number of proposed dwellings as per CBC methodology: 267 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not 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.
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	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

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

	de 1,500 homes or more ³⁴ .		
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	This site is not linked to any existing settlements and is not of a sufficient scale to standalone.
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



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 HOUSING³⁵

Site details			
Reference Number	NLP031		
Site Name	Land at Upper Shelton Road, Upper Shelton (north)		
Site Address	Land at Upper Shelton Road, Upper Shelton		
Settlement	Marston Moretaine (nearest settlement Upper Shelton)		
Size	Submitted Developable Area: 0.74ha		
	Submitted Whole Site Area: 0.74ha		
	Measured GIS Area: 0.74ha		
Proposed Use	Residential		
Any other			
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	II or conf	ict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 11 dwellings Number of proposed dwellings as per CBC methodology: 18 dwellings
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	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.
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations 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

 35 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 more ³⁶ .			
	onship to Settlement			
6	For sites that are not of a sufficient scale to be self-	G	The site is well related to Upper	
	contained, is the site a logical extension to the		Shelton, there are no barriers.	
	settlement or are there any major physical		,	
	constraints(for example A roads, rivers or railways)			
	that separate it from the main settlement?			
7	Does the site cause coalescence between an	G	No coalescence issues.	
	existing village or town and another existing village			
	or town? If yes, then grade as Amber if the site			
	would be able to provide appropriate buffers or			
	green wedges to mitigate this, or Red if it would not			
	be possible for appropriate buffers to be provided			
	leaving a reasonable developable area based on the			
	individual context of the site.			
	individual context of the site.			
Does the site continue to next stage? Yes			Yes	

STAG	GE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³⁷ .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	G	None identified.		
	requirements that will enable delivery ³⁸ ?				
Does	the site continue to next stage?		Yes		

This s	STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for			
	opment where there are no legal or ownership problems	s and th	e landowner has expressed an	
intent	ion to develop the site.			
Avail	ability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is not currently developed, no demolition or relocation is required.	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of the 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 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	
Does	the site continue to next stage?		Yes	

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)

Tritical infrastructure is that which has been identified as infrastructure that must happen to enable physical

³⁷ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

significant delays in the delivery of development.

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

STAGE 1E ASSESSMENT

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

Green	Greenbelt			
13	Is the site located within the Green Belt?	No	Not 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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	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 2.39	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.

Previ	Previously Developed Land			
16	Is the site Previously Developed Land in accordance	R	No part PDL	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			

³⁹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Marston Moretaine is a parish
	designated areas)		which has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, however no
	emerging Neighbourhood Plan?		draft allocations are yet available.
18	Community Consultation	No	No consultation.
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No impact on the sustainability of
	Would this proposal impact on the sustainability of		the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	llative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 1,807
	years, what has been the level of housing growth in		Number of houses in 2016: 2,237
	the parish?		Percentage Growth: 23.80%
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
21	census and completions data). What level of housing growth would there be if all the	R	Number of houses in 2016: 2,237
21	outstanding permissions (as of April 2016) were to	N	Number of nouses in 2016, 2,237
	be completed?		2016: 644
	Less than 5% growth (G)		Percentage Growth: 28.79%
	• 5% to 20% growth (A)		-1 0100111ago 010111111 20.7070
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	No issues identified on site.
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement	0	No increase
23	Would development of the site be complementary to	G	No impact.
	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?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	Α	The site lies in Grade 3 Agricultural
	agricultural land?	, ,	Land. The most recent data from
	50% or more in non-agricultural land (G)		Natural England does not sub-
	 50% of more in Grade 3b, 4 or 5 (A) 		classify Grades 3a and 3b.
	 50% or more in Grade 35, 4 or 3 (A) 50% or more in Grade 1, 2 or 3a (R) 		Therefore site must be rated
			Amber.
	L	i .	

STAGE 2 ASSESSMENT

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

	Stage 2B will be looked at as a whole using planning balance.			
Transport and Access to Services				
25	Facilities and services			
23	Question 26 considers the suitability and sustainability of the site for housing. It links to the			
	Council's Settlement Hierarchy Audit.	01 1110 01	to for floading. It links to the	
	Council o Collier Terratory Flacin.			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Shelton Lower School	
	Yes, in the settlement (G)		Choicil Lewel Collect	
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Not in the settlement or an adjoining			
	settlement (R)			
25b	Does the settlement have a Middle school (if	Α	Cranfield Middle	
	applicable)?			
	Yes, in the settlement (G)			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Other catchment school available (A)			
25c	Does the settlement have a Secondary/ Upper	Α	Wootton Upper	
	school?			
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Other catchment school available (A)			
25d	Does the settlement have a GPs surgery or medical	Α	Marston/Cranfield	
	centre?			
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	 Not in the settlement or an adjoining 			
	settlement (R)			
26	What retail provision does the settlement offer?	R	None	
	Town Centre/ Supermarket (G)			
	Convenience Store / Post Office / Newsagent			
	(A)			
	None (R)		10=01	
27	Distance to bus stops with a frequent service (at	G	187.91m	
	least hourly at peak times):			
	• Less than 400m (G)			
	• 400m-800m (A)			
	Over 800m (R) OR submission form stated that improved			
	OR submission form stated that improved public transport facilities could be provided as			
	public transport facilities could be provided as			
28	part of the development (G) Distance to nearest train station:	R		
20	Less than 800m (G)			
	800m-1200m (A)			
	Over 1200m (R)			
29	Is the site accessible from the existing road network?	G	Site accessible from Upper Shelton	
23	is the site accessible from the existing road network?		Road.	
		<u> </u>	i todu.	

	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	Lower school unlikely to be able to accommodate any further
			significant development in Marston.
			A new lower school site may be
			required. Middle and upper school
			places are also tight.
31	If not, has a commitment been made to address	R	No commitment made
	this?		
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of
			available capacity does not prevent future development. Any infrastructure upgrades required
			will depend on the quantum and location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface water flooding, assessment is
	site allocations, in regards to flood risk?		i walei nooonoo assessmeni is
i	• No accomment required (C)		9.
	No assessment required (G) Consider Further Assessment (A)		unlikely to be required.
	Consider Further Assessment (A)		9.
Envir	Consider Further Assessment (A)Further Assessment Required (R)		9.
Enviro	Consider Further Assessment (A)	R/A/G	9.
	 Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and 	R/A/G	unlikely to be required.
34	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required?		unlikely to be required. Awaiting comments
	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses	R/A/G	unlikely to be required.
34	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to		unlikely to be required. Awaiting comments
34	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;		unlikely to be required. Awaiting comments
35	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		unlikely to be required. Awaiting comments
35	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;		unlikely to be required. Awaiting comments
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the	R/A/G	unlikely to be required. Awaiting comments Awaiting comments
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any	R/A/G	unlikely to be required. Awaiting comments Awaiting comments Limited scope for development- site
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct	R/A/G	Awaiting comments Awaiting comments Limited scope for development- site forms part of wider arable
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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	R/A/G	Awaiting comments Awaiting comments Limited scope for development- site forms part of wider arable
35 Envire 36	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Awaiting comments Awaiting comments Limited scope for development- site forms part of wider arable landscape on village edge.
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology	R/A/G A Her:	Awaiting comments Awaiting comments Limited scope for development- site forms part of wider arable landscape on village edge. Site has archaeological potential
35 Envire 36	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any	R/A/G A Her: G	Awaiting comments Awaiting comments Limited scope for development- site forms part of wider arable landscape on village edge. Site has archaeological potential but this would not prevent
35 Envire 36	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	R/A/G A Her:	Awaiting comments Awaiting comments Limited scope for development- site forms part of wider arable landscape on village edge. Site has archaeological potential but this would not prevent allocation providing appropriate
35 Envire 36	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any	R/A/G A Her: G Arch:	Awaiting comments Awaiting comments Limited scope for development- site forms part of wider arable landscape on village edge. Site has archaeological potential but this would not prevent

	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		opportunities for enhancement, retain hedgerows and trees
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	No aspirations identified in parish GI plan. Within the Forest of Marston Vale, would need to deliver 30% woodland cover. RoW along western edge, would need to be linked to / enhanced. Awaiting leisure comments.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning 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?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Significant concerns about education capacity have been raised for this area. The site is also known to have archaeological potential which may require mitigation. Ecologically, there is a good opportunity for enhancement, however in landscape terms the forms part of the wider arable landscape on the village edge. No other significant constraints are identified however, so this site will be considered further as part of this process to understand the potential for mitigation.

STAGE 3: ACHIEVABILITY

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

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

Viabil	lity		
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? • High (G) Benchmark land value comfortably exceeded by likely residual value • Low (A) Marginal viability, with likely residual land value close to benchmark land value • Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achie	vability		
44	Are there any market factors which would affect deliverability?		None identified in submission. 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

45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years	period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority. Submission states 0 to 5 years 0 to 5 years
	11 to 15 years15 to 20 yearsOutside Plan Period	
46	What is the indicative build out time of the site? the site pass this stage?	Submission states 0 to 5 years The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site. Yes
2000	and the pade time diago.	

SUMMARY

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

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

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



Site Assessment Framework for HOUSING⁴⁰

Site details	
Reference Number	NLP036
Site Name	Stewartby Watersports Club
Site Address	Land adjacent to Stewartby Railway Station and the Millennium Country Park, Marston
Settlement	Marston Moretaine
Size	Submitted Developable Area: 4.6ha Submitted Whole Site Area: 4.6 ha Measured GIS Area: 4.93ha
Proposed Use	Mixed use residential and employment/leisure scheme (Forest of Marston Vale Trust)
Any other information	This submission essentially proposes a leisure scheme with associated employment and a small number of houses.

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.

STAG	STAGE 1A ASSESSMENT				
This s	tage of the assessment rules out sites that are too sma	ll or confl	ict with national policy designations.		
	sional Site Capacity		1 7 3		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 10-20 dwellings Number of proposed dwellings as per CBC methodology: 83 dwellings		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	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.		
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No 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

⁴⁰ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

provide 1,500 homes or more ⁴¹ . 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	This site is not linked to any existing settlements and is not of a sufficient scale to standalone.	
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?				



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 HOUSING⁴²

Site details	
Reference Number	NLP037
Site Name	The Paddocks
Site Address	Land adjacent to Bedford Road, Marston Moretaine
Settlement	Marston Moretaine
Size	Submitted Developable Area: 2.1ha Submitted Whole Site Area: 2.1ha Measured GIS Area: 2.00ha
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.

This stage of the assessment rules out sites that are too small or conflict with national policy designation. Provisional Site Capacity 1 Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted
1 Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted
Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted
dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted
Developable Area, or the area measured in GIS if this is smaller.
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)
2 Is more than 50% of the site located in Flood Zone 2 No Not located in Flood Zone 2 or 3. or 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)
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.
Is more than 50% of the site located within the 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

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

provide 1,500 homes or more ⁴³ .				
Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site lies to the north east of Marston Moretaine, and is separated from the settlement by woodland. It is therefore not well related to any existing settlements.	
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?				



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 HOUSING44

Site details			
Reference Number	NLP054		
Site Name	Land South of Marston Moretaine		
Site Address	Land off Woburn Road to the west of Marston Moretaine		
Settlement	Marston Moretaine (nearest settlement Lower Shelton)		
Size	Submitted Developable Area: 182ha		
	Submitted Whole Site Area: 182ha		
	Measured GIS Area: 185.39ha		
Proposed Use	Mixed Use		
Any other			
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT	II -	Patrodite walkana kanakan da akana kana
	stage of the assessment rules out sites that are too sma	II or cont	lict with national policy designations.
	isional Site Capacity	No	Number of proposed divisitings as
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as
	dwellings?		per proforma:
	Work out the number of new homes from site size		2000 r. durallia sa
	using density of 30dph and exclude up to 40 %		2000+ dwellings
	depending on site size of land for infrastructure and		Vision document submitted later
	services, take into account topography or significant	· ·	proposes 1500 homes.
	areas of undevelopable land.		
	Site Size Gross to net ratio standards		
	Up to 0.4 hectare 100%		Number of proposed dwellings as
	• 0.4 to 2 hectares 80%		per CBC methodology:
	 2 hectares or above 60% 		0.070 111
	Note: for this calculation use the submitted		3,276 dwellings
	Developable Area, or the area measured in GIS if		
	this is smaller.		
	d Risk (All sites which reach Stage 2 will be subject to the		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not located in Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface	No	Not at risk from surface water
	water flooding?		flooding.
Natio	onally significant designations (All sites which reach S	Stage 2 b	U
4	Is more than 50% of the site covered by nationally	No	No designations on site.
	significant designations? These are: Sites of Special		
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.
Does	the site continue to next stage?		Yes
2003	the site continue to next stage:		1 100

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

⁴⁴ 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 more ⁴⁵ .			
Relat	ionship to Settlement		
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	This submission proposes a standalone site.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Whilst there are no coalescence issues, if this site is to be standalone then the portion which connects to Lower Shelton would not be suitable or would need to be used as a buffer to prevent sprawl of Lower Shelton.
Does the site continue to next stage?			Yes

	GE 1C ASSESSMENT		
This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁴⁶ .			
Critical Infrastructure			
8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴⁷ ?	G	The submission does not identify any further critical infrastructure requirements.
Does the site continue to next stage?		Yes	

STAGE 1D ASSESSMENT				
This	This stage of the assessment rules out sites that are not available. A site is considered available for			
devel	opment where there are no legal or ownership problems	and the	landowner has expressed an	
intent	tion to develop the site.			
Avail	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	O	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 because it's not eligible for allocation.	G	No.	
Does	the site continue to next stage?		Yes	

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

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.

STAGE 1E ASSESSMENT

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

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

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.
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	 25% - 0% (Greenfield) (R) 		

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

Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	Comn	nunity		
designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? Reging Neighbourhood Plan? Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. 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) Cumulative impact Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (B) 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). Physical Constraints No The site is currently in agricultural use. No Number o			Nο	Marston Moretaine is a parish
Is the site identified as a housing allocation in an emerging Neighbourhood Plan? Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. 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) Commulative Impact Community Corsultation took and any overall community response. Power than 20% growth (a) 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) Cumulative Impact Commidering housing completions over the past 10 years, what has been the level of housing growth in the parish? Less than 5% growth (A) More than 20% growth (R) This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2016 (as calculated using census and completions data). What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? Less than 5% growth (A) More than 20% growth (B) More than 20% growth (C) So to 20% growth			110	
emerging Neighbourhood Plan?				
No consultation had taken place at the time of submission.				
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an extension to Lower Shelton there will need to be careful consideration of impact on settlement patterns.				
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there will need to be careful consideration of impact on settlement patterns.				
consideration of impact on settlement patterns.				
settlement patterns.				consideration of impact on
Agricultural Land Quality	Agric	ultural Land Quality		

24	Would the development impact on high quality	A The site lies in Grade 3 Agricultu	ral
	agricultural land?	Land. The most recent data from	
	 50% or more in non-agricultural land (G) 	Natural England does not sub-	
	 50% of more in Grade 3b, 4 or 5 (A) 	classify Grades 3a and 3b.	
	• 50% or more in Grade 1, 2 or 3a (R)	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.

	any question does not mean that the site will be automatically excluded at this stage as the ratings across				
Stage 2B will be looked at as a whole using planning balance.					
	sport and Access to Services				
25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the				
	Council's Settlement Hierarchy Audit.	or the si	te for flousing. It links to the		
	Sourion's Settlement Therefore, Audit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Shelton Lower.		
	Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
	settlement (R)				
25b	Does the settlement have a Middle school (if	Α	Cranfield/Stewartby		
	applicable)?				
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)				
	No, but an adjoining settlement does (A)				
05-	Other catchment school available (A) Output Description:	^	Martin		
25c	Does the settlement have a Secondary/ Upper school?	Α	Wootton		
	V 1 1 1 1 1 1 (2)				
	 Yes, in the settlement (G) Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	 Other catchment school available (A) 				
25d	Does the settlement have a GPs surgery or medical	Α	Cranfield/Marston		
200	centre?	*	Oral mola/ Waroton		
	Yes, in the settlement (G)				
	Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
	settlement (R)				
26	What retail provision does the settlement offer?	R	None		
	 Town Centre/ Supermarket (G) 				
	 Convenience Store / Post Office / Newsagent 				
	(A)				
	None (R)				
27	Distance to bus stops with a frequent service (at	G	No bus stop within 800m but Vision		
	least hourly at peak times):		document proposes new bus stops.		
	• Less than 400m (G)				
	• 400m-800m (A)				
	Over 800m (R) OR submission form stated that improved				
	OR submission form stated that improved public transport facilities could be provided as				
	public transport facilities could be provided as				

	. (1)	1	T
	part of the development (G)		
28	Distance to nearest train station:	R	
	 Less than 800m (G) 		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Site accessible from Beancroft
			Road.
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	A development of this size is likely
			to require new schools. New
			schools would be required, the size
			of which would be dependent on
			the scale of development.
31	If not, has a commitment been made to address	A	The vision document suggests that
	this?		a lower school could be provided.
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	Α	Ordinary Watercourse present,
	site allocations, in regards to flood risk?		JFlow modelling required to confirm
	No assessment required (G)		flood risk
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
Envir	onmental Health		
34	Contamination	Α	Liaison with Environmental Health
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	Α	Traffic Noise may impact on
	Would any adjoining uses have the potential to		viability / industrial noise / gas
	cause conflict with the proposed use? (for example;		turbine engines
	noise and smell)		J
Envir	onmental Constraints		
36	Landscape character	G/A	Scope for development particularly
	What would the impacts of development be on the		on northern parcel in A421 corridor
	landscape character or setting of the area or any		need to conserve some views to
	designated landscapes? Would there be any direct		countryside to north-west.
	or indirect harm to the Area of Outstanding Natural		destriction wood.
L	or manocriain to the Area of Odistanding Natural	l .	

	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	Her: R Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Harm to the significance of the Grade II Listed Building known as
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	Beancroft Farmhouse. Land southwest of Beancroft Rd more sensitive. Adjacent SSSI/ County Wildlife Site and Great Crested Newt habitat. Retain and buffer existing ditch and hedge 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?	R/A	Within Forest of Marston Vale, would require 30% woodland cover. Adjacent to Marston Thrift – would need buffering. Extensive Right of way network in area. Parish Green Infrastructure plan identifies much of the site for preserving the area as inappropriate for building. No loss of Leisure Strategy open space.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

This site is of a scale to deliver a self contained settlement. Concern has been raised in relation to local infrastructure capacity in the context of existing schools and there are also concerns in relation to healthcare facility capacity in this location. However it is considered that the site is of a scale that could provide new local infrastructure such as a school, healthcare facility and a local centre, subject to viability.

There are concerns in relation to the highway implications of development in this location, in relation to vehicular movements towards Cranfield, which will require further assessment, however the site benefits for good connections to the A421.

The site is known to have archaeological potential which will require investigation, recording and where necessary preservation in situ.

The site is adjacent to a County Wildlife Site, a Site of Special Scientific Interest and a Great Crested Newt habitat. Existing ditch and hedge corridors would need to be buffered and maintained. There would also be a need for buffering of built development from Marston Thrift.

The site is located within the Forest of Marston Vale, whereby development within this location

would be required to deliver 30% tree cover across the site. Furthermore; it is considered that development of this site could deliver improved habitat linkages, using woodland creation, grassland and hedgerow corridors, along clay ridge from Marston Thrift to Wootton Wood, as well as the creation of formal and informal open spaces (country park) to benefit new and existing communities. Development would be required to provide a net gain for biodiversity.

There is concern in relation the impact of development on areas of the site to the north and northwest in relation to the topography of the site and the impacts of development upon the landscape. However it is considered that the site is of a scale that would enable this area to be used for green infrastructure.

The site features an extensive right of way network; development within the site would be required to appropriately address this network.

Built development would be required to maintain an appropriate visual and physical separation between any new settlement and existing neighbouring settlements, including Lower Shelton.

Development within the site within the immediate setting of the Grade II Listed Building known as Beancroft Farmhouse would likely result in substantial harm to the significance of this heritage asset which includes its setting. In accordance with Paragraphs 132-134 of the NPPF, any harm to the heritage assets will require clear and convincing justification. Substantial harm to a Grade II Listed Building should be exceptional, and such harm would be required to be outweighed by substantial benefits. When considering the scale of the site, it is considered the degree of harm could be mitigated through layout, landscaping, design etc. Furthermore; it is considered that development within this site may be capable of demonstrating substantial benefits. Therefore it is considered that this site is worthy of further assessment for development.

STAGE 3: ACHIEVABILITY

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

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

Α

Viability

- Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?
 - High (G) Benchmark land value 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

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 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%.

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.

For the reasons outlined above it is considered that this scale of development within this value area may be viable.

Achievability

Are there any market factors which would affect deliverability?

No issues identified in submission

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

This increase in property value has

		boon a requit of not only notional
		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. Development within this site would have site specific infrastructure requirements and as such further
45	When can the scheme realistically commence	viability information will be required. Submission states that delivery
	delivery? • 0 to 5 years (deliverable)	could commence in 5-10 or 10-15 years.
	6 to 10 years	
	• 11 to 15 years	0 to 5 years
	15 to 20 yearsOutside Plan Period	
46	What is the indicative build out time of the site?	Submission states it would take more than 15 years to complete 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



Site Assessment Framework for HOUSING⁴⁹

Site details			
Reference Number	NLP199		
Site Name	Wood End Land		
Site Address	Wood End Land, Woburn Road, Marston Moretaine		
Settlement	Marston Moretaine		
Size	Submitted Developable Area: 3.4ha Submitted Whole Site Area: 3.45ha		
	Measured GIS Area: 3.451a		
Proposed Use Residential			
Any other information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT			
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.	
	sional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 50-100 dwellings Number of proposed dwellings as per CBC methodology: 61 dwellings	
Floor	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not 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.	
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	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

⁴⁹ 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 more ⁵⁰ .				
Relat	ionship to Settlement			
6	For sites that are not of a sufficient scale to be self-	G	The site borders a housing	
	contained, is the site a logical extension to the		allocation in Marston Moretaine	
	settlement or are there any major physical		and would be well related to the	
	constraints(for example A roads, rivers or railways)		existing settlement as a result.	
	that separate it from the main 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 s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵¹ .				
Critic	cal Infrastructure				
8		G	Additional access committed to.		
requirements that will enable delivery ⁵² ?					
Does	the site continue to next stage?		Yes		

STAG	STAGE 1D ASSESSMENT				
	This stage of the assessment rules out sites that are not available. A site is considered available for				
	opment where there are no legal or ownership problems	s and the	e landowner has expressed an		
	ion to develop the site.				
Availa	ability				
9	What is the existing use of the site?	G	Site is not currently developed; no		
	Would the existing use limit the development		demolition or relocation is required.		
	potential?				
10	Is the land controlled by a developer or land owner	G	Site has been submitted on behalf		
	who has expressed an intention to develop the site?		of the sole landowner, intention to		
			develop is stated.		
11	Are there any legal or ownership problems that could	G	Submission states no legal or		
	delay or prevent development?		ownership issues.		
	If Yes, then can these be issues be realistically				
	overcome?				
12	Does the site already have planning permission for	G	No		
	the proposed use? If yes, then score as Red				
	because it's not eligible for allocation.				
Does	Does the site continue to next stage?				

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

led garden villages towns and cities.pdf)
⁵¹ 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.

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

Green	Greenbelt			
13	Is the site located within the Green Belt?	No	Not 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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	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. ⁵³	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.

Previ	Previously Developed Land			
16	Is the site Previously Developed Land in accordance	R	No part PDL	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			

⁵³ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Marston Moretaine is a parish
	designated areas)		which has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan; however no
	emerging Neighbourhood Plan?		draft allocations are yet available.
18	Community Consultation	Yes	Some consultation has taken place,
	Has any community consultation taken place?		at Parish council meeting.
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No impact on sustainability.
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	ılative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 1,807
	years, what has been the level of housing growth in		Number of houses in 2016: 2,237
	the parish?		Percentage Growth: 23.80%
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	R	Number of houses in 2016: 2,237
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 644
	 Less than 5% growth (G) 		Percentage Growth: 28.79%
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
DI:	data).		
	cal Constraints		No terror teleproficional per elle
22	Are there any physical constraints or permanent features that affect the site's developability?	G	No issues identified on site.
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relati	ionship to Settlement		
23	Would development of the site be complementary to	G	No impact.
	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?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	Α	The site lies in Grade 3 Agricultural
	agricultural land?		Land. The most recent data from
	50% or more in non-agricultural land (G)		Natural England does not sub-
	50% of more in Grade 3b, 4 or 5 (A)		classify Grades 3a and 3b.
	• 50% or more in Grade 1, 2 or 3a (R)		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.

	y question does not mean that the site will be automatically excluded at this stage as the ratings across age 2B will be looked at as a whole using planning balance.				
	sport and Access to Services	•			
25	Facilities and services				
	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the		
	Council's Settlement Hierarchy Audit.		Ğ		
	Issues relating to capacity are assessed separately	_			
25a	Does the settlement have a Primary/Lower school?	G	Yes.		
	 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				
256	settlement (R)	Δ.	Charrenthy		
25b	Does the settlement have a Middle school (if	Α	Stewartby		
	applicable)?				
	Yes, in the settlement (G)Yes, proposed as part of the development (G)				
	 res, proposed as part of the development (G) No, but an adjoining settlement does (A) 				
	 Other catchment school available (A) 				
25c	Does the settlement have a Secondary/ Upper	Α	Wootton Upper		
230	school?		Woolion Opper		
	Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	Other catchment school available (A)				
25d	Does the settlement have a GPs surgery or medical	G	Yes		
	centre?				
	 Yes, in the settlement (G) 				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
	settlement (R)				
26	What retail provision does the settlement offer?	Α	Convenience Store		
	Town Centre/ Supermarket (G) Convenience Store (Post Office (Newspaper)				
	Convenience Store / Post Office / Newsagent (A)				
Ì	(A) • None (R)				
27	Distance to bus stops with a frequent service (at	R			
	least hourly at peak times):				
	Less than 400m (G)				
	• 400m-800m (A)				
	• Over 800m (R)				
	OR submission form stated that improved				
	public transport facilities could be provided as				
	part of the development (G)				
28	Distance to nearest train station:	R			
	Less than 800m (G)				
	• 800m-1200m (A)				
	 Over 1200m (R) 				
29	Is the site accessible from the existing road network?	G	Site can be accessed from the old-		
			A421.		

	ol Capacity		
30	Do the local schools have capacity at all tiers?	R	Lower school unlikely to be able to
			accommodate any further
			significant development in Marston.
			A new lower school site may be
			required. Middle and upper school
0.4	16 (1	<u> </u>	places are also tight.
31	If not, has a commitment been made to address	R	No commitment made except
Moto	this?	turo will	potential to expand lower school.
32	r Utilities (Gas, Electricity and Broadband Infrastruc Is there the capacity to provide all required	R/A/G	Water utilities companies have a
32	infrastructure for waste water and potable water?	K/A/G	statutory duty to supply water and
	immastructure for waste water and potable water:		waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to		
3 3		G	Site is at limited risk of surface
33	site allocations, in regards to flood risk?	G	water flooding, assessment is
33	site allocations, in regards to flood risk? • No assessment required (G)	G	
33	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) 	G	water flooding, assessment is
	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	water flooding, assessment is
Envir	site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health		water flooding, assessment is unlikely to be required
	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) Onmental Health Contamination	G R/A/G	water flooding, assessment is
Envir	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and		water flooding, assessment is unlikely to be required
Envir 34	site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	water flooding, assessment is unlikely to be required Awaiting comments
Envir	site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) conmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses		water flooding, assessment is unlikely to be required
Envir 34	site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to	R/A/G	water flooding, assessment is unlikely to be required Awaiting comments
Envir 34	site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) conmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses	R/A/G	water flooding, assessment is unlikely to be required Awaiting comments
Envir 34 35	site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) nmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;	R/A/G R/A/G	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments
Envir 34 35	site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints Landscape character	R/A/G	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments Scope for development which
Envir 34 35	site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the	R/A/G R/A/G	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments Scope for development which creates a distinctive addition to
Envir 34 35	site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any	R/A/G R/A/G	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments Scope for development which
Envir 34 35	site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct	R/A/G R/A/G	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments Scope for development which creates a distinctive addition to
Envir 34 35	site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) conmental Constraints 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	R/A/G R/A/G	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments Scope for development which creates a distinctive addition to
Envir 34 35 Envir 36	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? 	R/A/G R/A/G	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments Scope for development which creates a distinctive addition to growth area.
Envir 34 35	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology 	R/A/G R/A/G G	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments Scope for development which creates a distinctive addition to growth area. Site has archaeological potential
Envir 34 35 Envir 36	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any 	R/A/G R/A/G G	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments Scope for development which creates a distinctive addition to growth area. Site has archaeological potential but this would not prevent
Envir 34 35 Envir 36	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? 	R/A/G R/A/G G Her: G Arch:	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments Scope for development which creates a distinctive addition to growth area. Site has archaeological potential but this would not prevent allocation providing appropriate
Envir 34 35 Envir 36	 No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) Turther Asses	R/A/G R/A/G G	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments Scope for development which creates a distinctive addition to growth area. Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No
Envir 34 35 Envir 36	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? 	R/A/G R/A/G G Her: G Arch:	water flooding, assessment is unlikely to be required Awaiting comments Awaiting comments Scope for development which creates a distinctive addition to growth area. Site has archaeological potential but this would not prevent allocation providing appropriate

	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		opportunities for enhancement, retain hedgerows and trees
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	Northern part of the site identified in Parish GI plan as inappropriate for building, but much of parish identified as such. RoW across and on edge of sites, would need to be retained within a green corridor, and enhanced, Within the Forest of Marston Vale, would need to deliver 30% tree cover. Awaiting leisure comments.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Partly in MSA
Planr	ning 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?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Significant concerns about education capacity have been raised for this area. The site is also known to have archaeological potential which may require mitigation. Ecologically, there is a good opportunity for enhancement but hedgerows and trees should be retained. The site is partially within a Minerals Safeguarding Area. No other significant constraints are identified however, so this site will be considered further as part of this process to understand the potential for mitigation.

STAGE 3: ACHIEVABILITY

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

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

Viabi	lity		
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? • High (G) Benchmark land value comfortably exceeded by likely residual value • Low (A) Marginal viability, with likely residual land value close to benchmark land value • Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achie	evability		
44	Are there any market factors which would affect deliverability?		None stated on submission The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and

45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years	2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas of the Authority. Submission states 0 to 5 years 0 to 5 years
46	Outside Plan Period What is the indicative build out time of the site?	Submission states 0 to 5 years
	the site pass this stage?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.
Dues	uie sue pass uiis stage!	162

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

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

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



Site Assessment Framework for HOUSING54

Site details			
Reference Number	NLP312		
Site Name	Land North of Lower Shelton Road		
Site Address	Land North of High Street, Lower Shelton		
Settlement	Marston Moretaine (nearest settlement Lower Shelton)		
Size Submitted Developable Area: 0.6ha			
	Submitted Whole Site Area: 0.6ha		
	Measured GIS Area: 0.56ha		
Proposed Use	Residential		
Any other	Similar ALP114		
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity	,	
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 1 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 dwellings Number of proposed dwellings as per CBC methodology: 13 dwellings
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not 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.
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	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

⁵⁴ 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 more ⁵⁵ .				
Relat	Relationship to Settlement			
6	For sites that are not of a sufficient scale to be self-	G	The site is well related to Lower	
	contained, is the site a logical extension to the		Shelton, though it is in very close	
	settlement or are there any major physical		proximity to the dual carriageway of	
	constraints(for example A roads, rivers or railways)		the A421.	
	that separate it from the main settlement?			
7	Does the site cause coalescence between an	G	No coalescence issues.	
	existing village or town and another existing village			
	or town? If yes, then grade as Amber if the site			
	would be able to provide appropriate buffers or			
	green wedges to mitigate this, or Red if it would not			
	be possible for appropriate buffers to be provided			
	leaving a reasonable developable area based on the			
	individual context of the site.			
Does	the site continue to next stage?		Yes	

STAG	STAGE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵⁶ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure	G	None identified.	
	requirements that will enable delivery ⁵⁷ ?			
Does	the site continue to next stage?		Yes	

This s	STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for				
	development where there are no legal or ownership problems and the landowner has expressed an				
intent	ion to develop the site.				
Avail	ability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Site is not currently developed, no demolition or relocation is required.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of the 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 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		
Does	the site continue to next stage?		Yes		
			· · · · · · · · · · · · · · · · · · ·		

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)

led garden villages towns and cities.pdf)

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

significant delays in the delivery of development.

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

STAGE 1E ASSESSMENT

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

Green	Greenbelt						
13	Is the site located within the Green Belt?	No	Not in Green Belt.				
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	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? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	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 2.58	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? • 76% - 100% (G) • 26 - 75% (A)

⁵⁸ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

• 25% - 0% (Greenfield) (R)

Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	Marston Moretaine is a parish
	designated areas)		which has been designated for a
	Is the site identified as a housing allocation in an		Neighbourhood Plan, however no
	emerging Neighbourhood Plan?		draft allocations are yet available.
18	Community Consultation	No	No consultation.
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No impact on sustainability.
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	ılative Impact		
20	Considering housing completions over the past 10	R	Number of houses in 2006: 1,807
	years, what has been the level of housing growth in		Number of houses in 2016: 2,237
	the parish?		Percentage Growth: 23.80%
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	R	Number of houses in 2016: 2,237
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		2016: 644
	 Less than 5% growth (G) 		Percentage Growth: 28.79%
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
DI:	data).		
	cal Constraints		Drawinsitute A 404 duel
22	Are there any physical constraints or permanent	R	Proximity to A421 dual
	features that affect the site's developability?		carriageway.
	For example pylons, gas works, sewage treatment works, topography or wind turbines.		
Relati	ionship to Settlement		
23	Would development of the site be complementary to	G	No impact.
	the existing settlement pattern, and would it have an		140 mpaot.
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality	1	
24	Would the development impact on high quality	Α	The site lies in Grade 3 Agricultural
	agricultural land?		Land. The most recent data from
	50% or more in non-agricultural land (G)		Natural England does not sub-
	50% of more in Grade 3b, 4 or 5 (A)		classify Grades 3a and 3b.
	• 50% or more in Grade 1, 2 or 3a (R)		Therefore site must be rated
	5575 55.5 III 5.1835 1, 2 51 54 (11)		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.

Trans	2B will be looked at as a whole using planning balance port and Access to Services	•					
	port and Access to ocivices						
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.						
	Countries Cottlement Flierardity Addit.						
	Issues relating to capacity are assessed separately						
	Does the settlement have a Primary/Lower school?	G	Shelton Lower School				
	Yes, in the settlement (G)		Shellen Zewer Geneel				
	 Yes, proposed as part of the development (G) 						
	 No, but an adjoining settlement does (A) 						
	 Not in the settlement or an adjoining 						
	settlement (R)						
25b	Does the settlement have a Middle school (if	Α	Cranfield Middle				
	applicable)?						
	 Yes, in the settlement (G) 						
	 Yes, proposed as part of the development (G) 						
	 No, but an adjoining settlement does (A) 						
	Other catchment school available (A)						
25c	Does the settlement have a Secondary/ Upper	Α	Wootton Upper				
	school?						
	 Yes, in the settlement (G) 						
	 Yes, proposed as part of the development (G) 						
	 No, but an adjoining settlement does (A) 						
	 Other catchment school available (A) 						
	Does the settlement have a GPs surgery or medical	Α	Marston/Cranfield				
	centre?						
	 Yes, in the settlement (G) 						
	 Yes, proposed as part of the development (G) 						
	 No, but an adjoining settlement does (A) 						
	Not in the settlement or an adjoining						
00	settlement (R)		N.				
26	What retail provision does the settlement offer?	R	None				
	Town Centre/ Supermarket (G) Conversions Store (Boot Office (Newspaper))						
	Convenience Store / Post Office / Newsagent						
	(A) • None (R)						
27	Distance to bus stops with a frequent service (at	R					
	least hourly at peak times):	'`					
	• Less than 400m (G)						
	• 400m-800m (A)						
	• Over 800m (R)						
	 OR submission form stated that improved 						
	public transport facilities could be provided as						
	part of the development (G)						
28	Distance to nearest train station:	R					
	Less than 800m (G)						
	• 800m-1200m (A)						
	• Over 1200m (R)						
29	Is the site accessible from the existing road network?	G	Site accessible from Lower Shelton				
			Road.				

	ol Canacity	School Capacity						
30	Do the local schools have capacity at all tiers?	R	Lower school unlikely to be able to					
	at an area of the second of th		accommodate any further					
			significant development in Marston.					
			A new lower school site may be					
			required. Middle and upper school					
			places are also tight.					
31	If not, has a commitment been made to address	R	No commitment made					
	this?							
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)								
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a					
	infrastructure for waste water and potable water?		statutory duty to supply water and					
			waste water infrastructure to new					
			development sites and a lack of					
			available capacity does not prevent					
			future development. Any					
			infrastructure upgrades required					
			will depend on the quantum and					
			location of growth falling within each catchment area. Whilst the					
			Stage 1 Water Cycle Study (April					
			2017) identifies the current capacity					
			of existing water infrastructure, a					
			Stage 2 study will be prepared to					
			test the cumulative effect of sites					
			that have been shortlisted for					
		· ·	allocation in the Local Plan and					
			identify the nature and timing of					
			any upgrades required.					
	age and Flooding (All sites subject to Sequential Te							
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface					
	site allocations, in regards to flood risk?		water flooding, assessment is					
	 No assessment required (G) 		1					
1	. ,		unlikely to be required.					
	Consider Further Assessment (A)		unlikely to be required.					
F	Consider Further Assessment (A)Further Assessment Required (R)		unlikely to be required.					
	 Consider Further Assessment (A) Further Assessment Required (R) onmental Health	D/A/C						
Envir	 Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination 	R/A/G	unlikely to be required. Awaiting comments					
	 Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and 	R/A/G						
34	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required?		Awaiting comments					
	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses	R/A/G R/A/G						
34	Consider Further Assessment (A) Further Assessment Required (R) conmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to		Awaiting comments					
34	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;		Awaiting comments					
35	Consider Further Assessment (A) Further Assessment Required (R) conmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to		Awaiting comments					
35	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		Awaiting comments					
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints	R/A/G	Awaiting comments Awaiting comments					
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any	R/A/G	Awaiting comments Awaiting comments Scope for development – need to					
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421					
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421					
35 Envir 36	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor.					
34 35 Envir	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor. Site is known to contain					
35 Envir 36	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor. Site is known to contain archaeological remains but this					
35 Envir 36	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor. Site is known to contain archaeological remains but this would not prevent allocation					
35 Envir 36	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor. Site is known to contain archaeological remains but this would not prevent allocation providing appropriate mitigation is					
35 Envir 36	Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints 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? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	R/A/G	Awaiting comments Awaiting comments Scope for development – need to secure enhancement of A421 corridor. Site is known to contain archaeological remains but this would not prevent allocation					

	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		hedgerows, possible 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?	G/A	No aspirations identified in parish GI plan. Within the Forest of Marston Vale, would need to deliver 30% woodland cover. Awaiting leisure comments.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning 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?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Significant concerns about education capacity have been raised for this area, and the site is in extremely close proximity to the A421 which would be likely to present noise constraints. The site is also known to have archaeological potential which may require mitigation and there could be a possible impact on farmland species. No other significant constraints are identified however, so this site will be considered further as part of this process to understand the potential for mitigation.

STAGE 3: ACHIEVABILITY

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

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

Viabi	lity		
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? • High (G) Benchmark land value comfortably exceeded by likely residual value • Low (A) Marginal viability, with likely residual land value close to benchmark land value • Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achie	evability		
44	Are there any market factors which would affect deliverability?		None stated on submission. 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

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

SUMMARY

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

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

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



Site Assessment Framework for HOUSING⁵⁹

Site details						
Reference Number	NLP509					
Site Name	Land on Marston Hill Cranfield					
Site Address	Land on Marston Hill Cranfield					
Settlement	Nr Cranfield (Marston Moretaine parish)					
Size	Submitted Developable Area: 1ha					
	Submitted Whole Site Area: 1ha					
	Measured GIS Area: 3.81ha					
Proposed Use	Residential					
Any other	er Submission includes two different sites in close proximity					
information						

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	SE 1A ASSESSMENT						
This stage of the assessment rules out sites that are too small or conflict with national policy designations.							
Provisional Site Capacity							
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 dwellings Number of proposed dwellings as per CBC methodology: 11 dwellings				
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not 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.				
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.				
Does	the site continue to next stage?		Yes				

⁵⁹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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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

	towns of villages. For the purposes of this assessment, a self-contained site is defined as a site which will							
provid	provide 1,500 homes or more ⁶⁰ .							
Relati	Relationship to Settlement							
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site lies within open countryside between Marston Moretaine and Cranfield. It does not adjoin nor is it well related to either 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?	l.	No					



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

