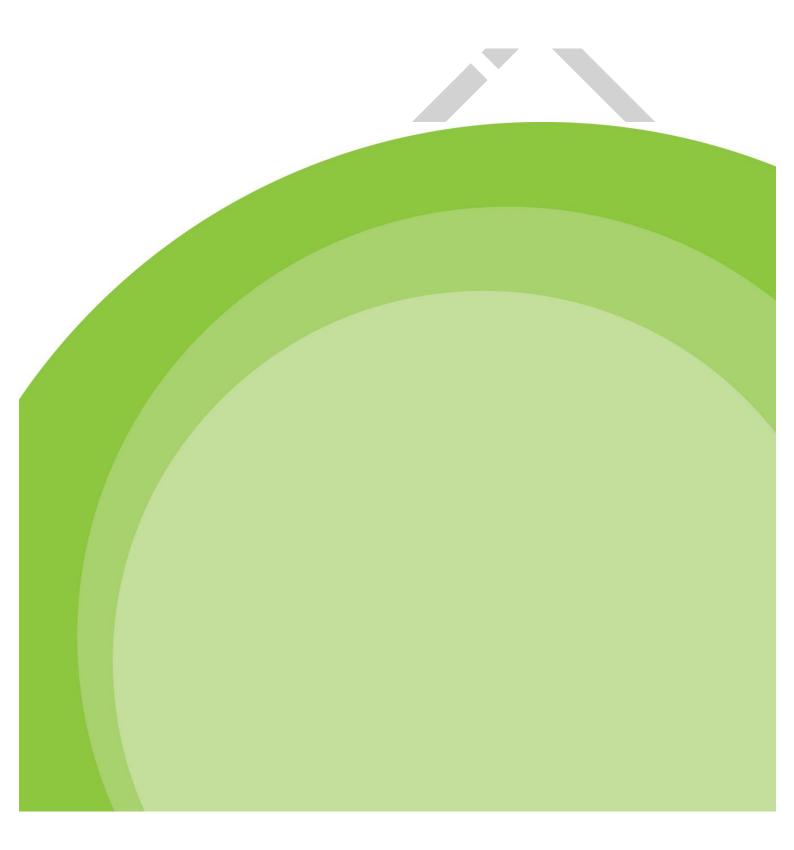


Site Assessment Forms

Meppershall



Contents

ALP210	4
ALP211	13
ALP280	22
ALP281	24
ALP373	25
ALP473	32
ALP483	34
	37
NLP060	40
NLP095	47
NLP096	56
NLP231	65
NLP235	72
NLP236	74
NLP237	81
NLP282	90
NLP283	99
NI D212	108



Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP210
Site Name	Land at Shefford Road
Site Address	Land at Shefford Road
Settlement	Meppershall
Size	Submitted Developable Area: 0.77ha
	Submitted Whole Site Area: 0.77ha
	Measured GIS Area: 0.80ha
Proposed Use	residential
Any other	CB/15/04157 planning permission granted on part of the site for 6 dwellings. 5yr Hsg
information	Land Supply reasons.

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.

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% • 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) Is more than 50% of the site located in Flood Zone 2 or 3? Is more than 50% of the site at risk from surface water flooding? No Site not within Floodzone 2 or 3 or 3? Is more than 50% of the site at risk from surface water flooding? Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment) Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. Is more than 50% of the site located within the Area of Outstanding Natural Beauty?				
Is the site likely to accommodate less than 10 No Number of proposed dwellings as dwellings? Work out the number of new homes from site size 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% Number of proposed dwellings as per CBC methodology:				
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. Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test) Is more than 50% of the site located in Flood Zone 2 or 3 or 3? Is more than 50% of the site at risk from surface water flooding? Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment) No No 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?			Il or confl	ict with national policy designations.
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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? Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	2	Is more than 50% of the site located in Flood Zone 2		
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? No nationally significant designations on site No Not within AONB	3		No	
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of Outstanding Natural Beauty?	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		No nationally significant
Does the site continue to next stage?	5	of Outstanding Natural Beauty?	No	
2 000 till olio ooliimitaa ta ilaa saga i	Does	the site continue to next stage?		Yes

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site falls outside the settlement envelope of Meppershall to the north of the village. The area to the north of Meppershall is characterised by development along the road frontage. It is considered that the proposal could be a logical extension as it would be infill between the settlement envelope adjoining the site.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence
Does	the site continue to next stage?		Yes

STAGE 1D ASSESSMENT

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

Availability

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

10 Is the land controlled by a developer or land owner who has expressed an intention to develop the site?

Greenfield site

Land controlled by land owners intent on delivering the site

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

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

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

11	Are there any legal or ownership problems that could delay or prevent development?	G	There are no legal or ownership problems
	If Yes, then can these be issues be realistically overcome?		problems
12	Does the site already have planning permission for	Α	Part of the site has planning
	the proposed use? If yes, then score as Red		permission for 6 dwellings
	because it's not eligible for allocation.		
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

г іан.	ian.				
Gree	Greenbelt				
13	Is the site located within the Green Belt?	No	Not in green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.5	Yes/ No/ N/A	Details		
Does	the site continue to next stage?		Yes		

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

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

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
Stage 2A will be looked at as a whole using planning balance. Previously Developed Land 16
Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) Community
Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) Community 17 Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? 18 Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. 19 Sustainability of Settlement R Greenfield site No No Neighbourhood Planning designation No No known community consultation No No known community consultation No There would be no impact on
with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) Community 17 Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? 18 Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. 19 Sustainability of Settlement No There would be no impact on
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response. 19 Sustainability of Settlement No There would be no impact on
19 Sustainability of Settlement No There would be no impact on
· · · · · · · · · · · · · · · · · · ·
the settlement through the loss of services and
facilities (for example, employment, retail, public
house etc)
Cumulative Impact
20 Considering housing completions over the past 10 A Homes 2006: 655
years, what has been the level of housing growth in Homes 2016: 698
the parish?
Less than 5% growth (G) There has been a 6.56% increase.
• 5% to 20% growth (A) in new homes in Mepperhall
More than 20% growth (R)
This is calculated by working out the total number of
completions over the last ten years as a percentage
of the dwellings in April 2006 (as calculated using
census and completions data).
What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to There is outstanding planning permission for 3 dwellings;
Less than 5% growth (G) 50/ 15 000/ moneth (A)
• 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).
Physical Constraints
Are there any physical constraints or permanent G There are no physical constraints
features that affect the site's developability?
For example pylons, gas works, sewage treatment
works, topography or wind turbines.
Relationship to Settlement
Would development of the site be complementary to G The site would not have an adve
the existing settlement pattern, and would it have an impact on the character of the b
adverse impact on any historic, unique or distinctive environment. There is development

	characteristics of the settlement's built or natural		along both sides of Shefford Road
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
	 50% or more in non-agricultural land (G) 		
	 50% of more in Grade 3b, 4 or 5 (A) 		
	 50% or more in Grade 1, 2 or 3a (R) 		

STAGE 2 ASSESSMENT

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

	e 2B will be looked at as a whole using planning balance		a at this stage as the ratings delege
	sport and Access to Services		
25	Facilities and services Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the sit	e for housing. It links to the
	Issues relating to capacity are assessed separately		
25a	 Does the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 	G	Meppershall Lower School
25b	Does the settlement have a Middle school (if applicable)? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	A	Adjoining settlement
25c	Does the settlement have a Secondary/ Upper school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	A	Adjoining settlement
25d	Does the settlement have a GPs surgery or medical centre? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R)	A	Adjoining settlement
26	 What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 	A	Convenience store/post office
27	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R)	G	Adj to orchard Close

	OD automicaion farma atata di the Characteria		
	OR submission form stated that improved public transport facilities could be provided as		
	public transport facilities could be provided as		
	part of the development (G)	_	
28	Distance to nearest train station:	R	Nearest train station Arlesey
	Less than 800m (G)		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Site appears accessible from
	•		existing road network
School	ol Capacity		
30	Do the local schools have capacity at all tiers?	G	Small amount of spare capacity at
	· ·		Meppershall Lower School. Middle
			and upper projects are planned
			within the education planning area
			- financial contributions would be
			requested.
31	If not, has a commitment been made to address	G	See above
	this?		
Water	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	st)	
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	No assessment required (G)		unlikely to be required
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
Fnvir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and	10,00	,
	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting comments
	Would any adjoining uses have the potential to	1070	/ waiting commonts
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints		
36		Α	appropriate landecane mitigation
30	Landscape character		appropriate landscape mitigation

	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?		required, development set back from elevated exposed northwest, need to maintain green landscaped edge to High Street frontage.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G	Site is considered to have low archaeological potential. No objection to allocation. Heritage OK
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	Rough grassland, opportunities for enhancement possible impact for 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	Parish GI plan identifies aspiration to create a cycleway alongside the road to Shefford – could be integrated within development.
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)		Part of the site has planning permission
_	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Site is to be considered for further considerations.

- There are no known physical constraints to development.
- Appropriate landscape mitigation will be required to reduce the impact on the landscape.
- The site would not have an adverse impact on the character of the built environment and could be an extension to Meppershall.

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	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.		

Are there any market factors which would affect The Council's Residential Development Viability Report (Feb.	Achievability						
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 vability/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	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	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.				
Outside Plan Period What is the indicative build out time of the site? The Case Study Sites outlined	46		The Case Study Sites sufficed				
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. the site pass this stage? Yes	40		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.				

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	ALP211
Site Name	
Site Address	Land to rear of Stocken House 59 Shefford Road Meppershall
Settlement	Meppershall
Size	Submitted Developable Area: 7.68ha Submitted Whole Site Area: 7.68ha Measured GIS Area: 7.68ha
Proposed Use	Housing
Any other information	To include a sports ground large enough to provide a football pitch and tennis court, plus a pavilion. If required, land could be provided for other identified community uses or employment uses, ie B1 starter units. See NLP095

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 stage of the assessment rules out sites that are too small or conflict with national policy designations.						
Provi	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: 100 Number of proposed dwellings as per CBC methodology: 138				
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	Site not 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	tage 2 b	e subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB				
Does	the site continue to next stage?		Yes				

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

П									

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁷.

provid	provide 1,500 nomes or more.							
Relat	Relationship to Settlement							
6	For sites that are not of a sufficient scale to be self-	G	The site is a logical extension to					
	contained, is the site a logical extension to the		the settlement.					
	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					
	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 ⁸ .						
Critic	Critical Infrastructure						
8	Can the site meet the critical infrastructure	Α	Further information required				
	requirements that will enable delivery9?						
Does	the site continue to next stage?		yes				

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Paddock land Would the existing use limit the development potential? 10 Is the land controlled by a developer or land owner G Land controlled by a land owner who has expressed an intention to develop the site? intent on developing the site. 11 Are there any legal or ownership problems that could G No legal or ownership problems. delay or prevent development? If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G No planning history. 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)

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.

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.

riaii.			
Gree	nbelt		
13	Is the site located within the Green Belt?	No	Not in green belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁰	Yes/ No/ N/A	Details
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance. Previously Developed Land Is the site Previously Developed Land in accordance with the NPPF definition? R Greenfield

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

76% - 100% (G) 26 - 75% (A)

• 25% - 0% (Greenfield) (R) Community	
17 Neighbourhood Planning (only applicable in No NA	
designated areas)	
Is the site identified as a housing allocation in an	
emerging Neighbourhood Plan?	4 14 41
18 Community Consultation No No known communi	ty 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 susta	inabilitv
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 A There has been a 6	
years, what has been the level of housing growth in in new homes from	2006 to 2016.
the parish?	
Less than 5% growth (G)5% to 20% growth (A)	•
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 G There will be an add	ditional 0.43%
outstanding permissions (as of April 2016) were to increase in new hon	
be completed? outstanding planning	g permissions.
• 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	
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).	
Physical Constraints	
22 Are there any physical constraints or permanent G There are no known	physical
features that affect the site's developability? constraints.	
For example pylons, gas works, sewage treatment	
works, topography or wind turbines.	
Relationship to Settlement	mont bougge
Would development of the site be complementary to G Will extend develop	
the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive the road frontage, be allocated site to the	
characteristics of the settlement's built or natural extending the envelope	
form?	opo anouay.
Agricultural Land Quality	
24 Would the development impact on high quality A Grade 3	
agricultural land?	
50% or more in non-agricultural land (G)	
50% of more in Grade 3b, 4 or 5 (A)	
50% or more in Grade 1, 2 or 3a (R)	

STAGE 2 ASSESSMENT

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

	uestion does not mean that the site will be automatically e 2B will be looked at as a whole using planning balance		ed at this stage as the ratings across
	sport and Access to Services	/-	
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the
	Council's Settlement Hierarchy Audit.	0	gg
	, , , , , , , , , , , , , , , , , , , ,		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	In settlement
	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	Adjoining settlement
	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	Adjoining settlement
	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	Adjoining settlement
	centre?		
	Yes, in the settlement (G)		
	Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Not in the settlement or an adjoining Address of (P)		
20	settlement (R)	Λ.	Doot office
26	What retail provision does the settlement offer?	Α	Post office
	Town Centre/ Supermarket (G) Convenience Store / Post Office / Newscapet		
	 Convenience Store / Post Office / Newsagent (A) 		
	• None (R)		
27	Distance to bus stops with a frequent service (at	G	339m
	least hourly at peak times):		000111
	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	Over 1200m
	Less than 800m (G)		
	• 800m-1200m (A)		
	Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Shefford Road
	ol Capacity		<u> </u>

30	Do the local schools have capacity at all tiers?	А	Not much lower school capacity to manage additional homes, middle and upper schools already over capacity
31	If not, has a commitment been made to address this?	А	Lower school contributions likely to be required, plans are in place to expand middle and upper school places in the area.
	Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	, ,
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Envir	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	Possible noise from plant/odour from neighbouring commercial care home
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A	Some capacity if limited scale and set with strong mitigation to north and west and hedgerow frontage conserved.
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?	А	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.
38	Ecological Assets What would the impacts of development be on any	А	Some development along road corridor would be acceptable. Adj

	biological, geological or ecological assets and are		to Nunswood CWS and important
	there any opportunities for their enhancement?		GI for village
39	Open space/leisure and GI assets	G	Limited aspirations from PGIP –
	Are there any potential conflicts with open space,		seeking to create a cycle route
	leisure designations or Rights of Way? Is there		along road to Shefford. Not
	capacity to provide the required levels of open space		identified as part of GI network at
	and green infrastructure?		Mid Beds GI plan level. Would
			need to buffer adjacent Nunswood.
			No loss of LS open space.
Miner	rals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plann	ning History		
41	What is the sites planning history? (For example		No relevant planning history
	planning applications and submissions to previous		
	Allocations Plans)		
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered further for assessment.

- The site forms an extension to the north west of the settlement.
- There are no physical or primary constraints to development on the site.
- Although Meppershall does not provide a wide range of services, the adjoining settlements provide these.
- In terms of environmental constraints, those identified can be mitigated, such as landscape and boundary with Nunswood. The hedgerow frontage needs to be conserved with strong mitigation to the north and west of the site.
- Mitigation may be required for the adjoining use.

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	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	evability						
44	Are there any market factors which would affect deliverability?		No known factors affecting deliverability. The Council's Residential				

		Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing
		transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	Unknown 0 to 5 years
46	What is the indicative build out time of the site?	To be delivered within 3 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.

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	Site details				
Reference Number	ALP280				
Site Name	St Marys Well Meadow				
Site Address	Land between St Mary's Church and Shillington Road				
Settlement	Meppershall				
Size	Submitted Developable Area: 2.33ha Submitted Whole Site Area: 2.33ha				
	Measured GIS Area: 2.32ha				
Proposed Use	Residential and community facilities				
Any other information					

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSM	·					
This stage of the assessment rules out sites that are too small or conflict with national policy designations.						
Provisional Site Cap	acity					
dwellings? Work out the new using density of depending on services, take if areas of undeventies Site Size Grossen Up to 0.4 to 2 2 hectar Note: for this care	umber of new homes from site size of 30dph and exclude up to 40 % site size of land for infrastructure and into account topography or significant elopable land. It is to net ratio standards to net ratio standards 4 hectare 100% hectares 80% fres or above 60% alculation use the submitted frea, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 15-40 Number of proposed dwellings as per CBC methodology: 40			
	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)					
	% of the site located in Flood Zone 2	No	Site not within Floodzone 2 or 3			
3 Is more than 50 water flooding?	0% of the site at risk from surface	No	Site not at risk from surface water flooding			
Nationally significan	t designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)			
4 Is more than 50 significant designificant	0% of the site covered by nationally gnations? These are: Sites of Special est, National Nature Reserves, numents, Registered Parks and	No	No nationally significant designations on site. Adjacent SAM			
of Outstanding	% of the site located within the Area Natural Beauty?	No	Not within AONB			
Does the site continue	to next stage?		Yes			

¹¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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OI.	AG	ю.	н	99	331		N I

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ¹².

Relationship to Se	ettlement
--------------------	-----------

Relati	ionship to Settlement		
7	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement? Does the site cause coalescence between an existing village or town 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	R	Although the site adjoins the settlement envelope, this area to the south of the village is adjacent to the listed church there is no other built development here. It is therefore considered this proposal would not form a logical extension to Meppershall. Furthermore, the settlement pattern has historically been defined by the former castle and church being located to the south of the core of the village. Open views across the meadow to these historic assets have been retained to the south from Shillington/Meppershall Road. Development in this location would have an adverse impact on the historic unique and distinctive characteristics of the built and natural form of the settlement. No coalescence
	individual context of the site.		
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 HOUSING¹³

Site details	<u> </u>	
Reference Number	ALP281	
Site Name	Land at 4 High Street	
Site Address	Land at 4 High Street	
Settlement	Meppershall	
Size	Submitted Developable Area: 0.33ha Submitted Whole Site Area: 0.33ha	
	Measured GIS Area: 0.33ha	
Proposed Use	residential	
Any other information	Requires relocation of the part business use	

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.

	E 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
	Provisional Site Capacity					
	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 %	Yes	Number of proposed dwellings as per proforma:			
	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		15			
	Up to 0.4 hectare 100%0.4 to 2 hectares 80%2 hectares or above 60%		Number of proposed dwellings as per CBC methodology:			
	Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.		8			
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	Site not within Floodzone 2 or 3			
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding			
Nation	nally significant designations (All sites which reach S	tage 2 be	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations on site.			
	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB			
Does t	he site continue to next stage?		No			

¹³ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING¹⁴

Site details	
Reference Number	ALP373
Site Name	Land at Shefford Road
Site Address	Land at Shefford Road
Settlement	Meppershall
Size	Submitted Developable Area: 0.60ha Submitted Whole Site Area: 1ha Measured GIS Area: 1.4ha
Proposed Use	Residential
Any other information	The originally promoted site comprises 4 separate land parcels – this assessment considers the larger site to the north which is the only site that would provide for 10 or more dwellings

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

CTAC	E 4A ACCECCMENT				
	STAGE 1A ASSESSMENT This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
		ii or coni	lict with national policy designations.		
	sional Site Capacity				
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				
	using density of 30dph and exclude up to 40 %				
	depending on site size of land for infrastructure and		25-30		
	services, take into account topography or significant				
	areas of undevelopable land.				
	Site Size Gross to net ratio standards				
	 Up to 0.4 hectare 100% 		Number of proposed dwellings as		
	 0.4 to 2 hectares 80% 		per CBC methodology:		
	2 hectares or above 60%				
	Note: for this calculation use the submitted		15		
	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	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2	No	Site not within Floodzone 2 or 3		
	or 3?				
3	Is more than 50% of the site at risk from surface	No	Site not at risk of surface water		
	water flooding?		flooding		
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	No nationally significant		
	significant designations? These are: Sites of Special		designations on site		
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	Not within AONB		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		Yes		

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹⁵.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site to the north is a logical extension of Meppershall. The other parcels are located in Meppershall.			
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			
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 ¹⁶ .
Critic	cal Infrastructure	
8	Can the site meet the critical infrastructure A	Further information required
	requirements that will enable delivery ¹⁷ ?	
Does	the site continue to next stage?	yes

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

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

¹⁶ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

Gree	Greenbelt									
13	Is the site located within the Green Belt?	No	Site 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.	Yes or No	Details							
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details							
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁸	Yes/ No/ N/A	Details							
Does	the site continue to next stage?		Yes							

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT) STAGE 2 ASSESSMENT

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

Stage 2A will be looked at as a whole using planning balance.							
Previously Developed Land							
16	Is the site Previously Developed Land in accordance	R	Greenfield				
	with the NPPF definition?						
	• 76% - 100% (G)						

¹⁸ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	00 750/ (A)	I	
	• 26 - 75% (A)		
C = 1== 1	• 25% - 0% (Greenfield) (R)		
17	nunity Neighbourhood Planning (only applicable in	No	No NP
17	designated areas)	INO	NO INF
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	NA
.0	Has any community consultation taken place?	110	
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No loss of services and facilities
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	ulative Impact		TI I DECC
20	Considering housing completions over the past 10	А	There has been a 6.56% increase
	years, what has been the level of housing growth in		in new homes since 2006.
	the parish?		
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) This is calculated by working out the total number of 		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using	· ·	
	census and completions data).		
21	What level of housing growth would there be if all the	G	There will be an additional 0.43%
	outstanding permissions (as of April 2016) were to		increase in new homes with
	he completed?		
l	be completed?		outstanding planning permission.
	Less than 5% growth (G)		outstanding planning permission.
	Less than 5% growth (G)5% to 20% growth (A)		outstanding planning permission.
	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) 		outstanding planning permission.
	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of 		outstanding planning permission.
	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as 		outstanding planning permission.
	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 		outstanding planning permission.
	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions 		outstanding planning permission.
Physi	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). 		outstanding planning permission.
	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). ical Constraints 	G	
Physic 22	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). Ical Constraints Are there any physical constraints or permanent 	G	No known physical constraints.
	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). ical Constraints Are there any physical constraints or permanent features that affect the site's developability? 	G	
	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). Ical Constraints Are there any physical constraints or permanent 	G	
22	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). ical Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment 	G	
22	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). Ical Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. Iconship to Settlement Would development of the site be complementary to 	G	No known physical constraints. The site would extend the village
22 Relat	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). ical Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. ionship to Settlement Would development of the site be complementary to the existing settlement pattern, and would it have an 		No known physical constraints. The site would extend the village northwards along Shefford Road.
22 Relat	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). ical Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. ionship to Settlement Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive 		No known physical constraints. The site would extend the village northwards along Shefford Road. There is development on the
22 Relat	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). ical Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. ionship to Settlement Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural 		No known physical constraints. The site would extend the village northwards along Shefford Road.
Relat 23	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). ical Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. ionship to Settlement Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? 		No known physical constraints. The site would extend the village northwards along Shefford Road. There is development on the
Relat 23	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). ical Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. ionship to Settlement Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? ultural Land Quality 	G	No known physical constraints. The site would extend the village northwards along Shefford Road. There is development on the opposite side of Shefford Road.
Relat 23	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). Cal Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. ionship to Settlement Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? ultural Land Quality Would the development impact on high quality 		No known physical constraints. The site would extend the village northwards along Shefford Road. There is development on the
Relat 23	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). Cal Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. Conship to Settlement Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? Ultural Land Quality Would the development impact on high quality agricultural land? 	G	No known physical constraints. The site would extend the village northwards along Shefford Road. There is development on the opposite side of Shefford Road.
Relat 23	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). Cal Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. ionship to Settlement Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? ultural Land Quality Would the development impact on high quality agricultural land? 50% or more in non-agricultural land (G) 	G	No known physical constraints. The site would extend the village northwards along Shefford Road. There is development on the opposite side of Shefford Road.
Relat 23	 Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data). Cal Constraints Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines. Conship to Settlement Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form? Ultural Land Quality Would the development impact on high quality agricultural land? 	G	No known physical constraints. The site would extend the village northwards along Shefford Road. There is development on the opposite side of Shefford Road.

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	e 2B will be looked at as a whole using planning balance).						
Trans	sport and Access to Services							
25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately							
25a		G	In settlement					
254	 Does the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 	G	III Settlement					
25b	Does the settlement have a Middle school (if applicable)? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	A	Adjoining settlement					
25c	Does the settlement have a Secondary/ Upper school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	A	Adjoining settlement					
25d	Does the settlement have a GPs surgery or medical centre? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R)	A	Adjoining settlement					
26	What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R)	A	Limited provision					
27	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G)	A	628m					
28	Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R)	R	Over 1200m					
29	Is the site accessible from the existing road network?	G	Shefford Road					
	i i i i i i i i i i i i i i i i i i i							

Scho	ol Capacity		
30	Do the local schools have capacity at all tiers? If not, has a commitment been made to address	A/R	Small amount of spare capacity at Meppershall Lower School. Middle and upper projects are planned within the education planning area – financial contributions would be requested. The number of sites in Meppershall is a concern as the existing lower school would not be able to accommodate all development without expansion, requiring additional land for the existing school site, or a new school site. See above comment
	this?		
	Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	Ğ	Site is at limited risk of surface water flooding, assessment is unlikely to be required
	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Unsuitable for development – open landscape in elevated position forming rural setting to village.

37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G	Heritage: No historic built environment issues identified. No objection Archaeology: These sites are considered to have low archaeological potential and therefore the Archaeology Team would have no objection to its allocation.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	Areas of scrub / woodland, difficult to demonstrate net gain
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	Parish GI plan identifies aspiration to create a cycleway along to road to Shefford – could be delivered through development. Current site appears well wooded, development would destroy existing woodland. Adjacent to RoW on northern edge.
Miner	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Awaiting comments
	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No relevant history
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is not to be considered further.

- It is considered that it will have an adverse impact on the landscape due to its elevated position forming a rural setting to the village.
- There is also concern regarding ecology in that it would be difficult to demonstrate a net gain.
- The site could form a logical extension to Meppershall.

Site Assessment Framework for HOUSING¹⁹

Site details	
Reference Number	ALP473
Site Name	New Close Nurseries
Site Address	New Close Nurseries, 67 Fildyke Road
Settlement	Meppershall
Size	Submitted Developable Area: 0.51ha
	Submitted Whole Site Area: 0.51ha
	Measured GIS Area: 0.51ha
Proposed Use	residential
Any other	See NLP050 – part of site has planning permission 9 dwellings 16/03278
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.

STAG	GE 1A ASSESSMENT		
This s	stage of the assessment rules out sites that are too sma	II or confl	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: 10 Number of proposed dwellings as per CBC methodology: 12
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	Site not within Floodzone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site 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 nationally significant designations on site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB
Does	the site continue to next stage?		Yes

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

2	T	Δ	G	F	1	R	Δ	2	S	F	2	S	N	1	Π	V	T

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁰.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site falls outside the settlement envelope of Meppershall on the east. There are no major physical constraints that separate it from Meppershall. It is considered that it could be a potential extension to the village.
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
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 ²¹ .						
Critic	al Infrastructure						
8	Can the site meet the critical infrastructure	G	No critical infrastructure required.				
	requirements that will enable delivery ²² ?						
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	opment where there are no legal or ownership problems	and the	landowner has expressed an		
intent	ion to develop the site.				
Avail	ability				
9	What is the existing use of the site?	G	Greenfield site. Demolition of		
	Would the existing use limit the development		glasshouses required.		
	potential?				
10	Is the land controlled by a developer or land owner	G	Land controlled by land owners		
	who has expressed an intention to develop the site?		intent on developing the site.		
11	Are there any legal or ownership problems that could	G	There are no legal or ownership		
	delay or prevent development?		problems reported		
	If Yes, then can these be issues be realistically				
	overcome?				
12	Does the site already have planning permission for	R	CB/16/03278 for 9 dwellings		
	the proposed use? If yes, then score as Red		approved		
	because it's not eligible for allocation.				
Does	Does the site continue to next stage?				

²⁰ 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

these pieces of infrastructure could result in significant delays in the delivery of development.

22 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.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

21 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.

Site Assessment Framework for HOUSING²³

Site details		
Reference Number	ALP483	
Site Name	Land at Shillington Road	
Site Address	Land at Shillington Road	
Settlement		
Size	Submitted Developable Area:	
	Submitted Whole Site Area:	
	Measured GIS Area:	
Proposed Use	Residential	
Any other	No information provided with the submission	
information		

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT			
This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 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: unknown Number of proposed dwellings as per CBC methodology: 28	
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	Site not within Floodzone 2 or 3	
3	Is more than 50% of the site at risk from surface water flooding?	No	Site 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 nationally significant designations on site.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB	
Does	the site continue to next stage?		Yes	

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁴.

Relati	ionshi	p to	Settl	ement

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 falls outside the settlement envelope of Meppershall on the southern edge. As there is development on both sides of the road, it is considered that the site could form a logical extension to the village.
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
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 ²⁵ .				
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure	Α	Further information required	
requirements that will enable delivery ²⁶ ?				
Does	Does the site continue to next stage?			

STAGE 1D ASSESSMENT

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

Availability

Avaii	Availability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield site with glasshouses		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R	Unknown. Insufficient information.		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically	R	Unknown further details required for site to be considered available and deliverable		

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)

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

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

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



Site Assessment Framework for HOUSING²⁷

Site details	
Reference Number	NLP050
Site Name	New Close Nurseries
Site Address	New Close Nurseries, 67 Fildyke Road
Settlement	Meppershall
Size	Submitted Developable Area: 0.47ha
	Submitted Whole Site Area: 0.52ha
	Measured GIS Area: 0.51ha
Proposed Use	residential
Any other	See ALP473 – has planning permission 9 dwellings 16/03278
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	STAGE 1A ASSESSMENT				
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.		
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 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 Number of proposed dwellings as per CBC methodology: 12		
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	Site not within Floodzone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site 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 nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB		
Does	the site continue to next stage?		Yes		

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁸.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site falls outside the settlement envelope of Meppershall on the east. There are no major physical constraints that separate it from Meppershall. It is considered that it could be a potential extension to the village.
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
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 ²⁹ .			
Critic	al Infrastructure			
8	Can the site meet the critical infrastructure	G	No critical infrastructure required.	
	requirements that will enable delivery ³⁰ ?			
Does	the site continue to next stage?		Yes	

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Greenfield site. Demolition of 9 Would the existing use limit the development glasshouses required. potential? 10 Is the land controlled by a developer or land owner G Land controlled by land owners who has expressed an intention to develop the site? intent on developing the site. Are there any legal or ownership problems that could G 11 There are no legal or ownership delay or prevent development? problems reported If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for R CB/16/03278 for 9 dwellings

28

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

²⁹ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

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



Site Assessment Framework for HOUSING³¹

Site details	
Reference Number	NLP060
Site Name	100 High Street
Site Address	100 High Street
Settlement	Meppershall
Size	Submitted Developable Area: 1.6ha
	Submitted Whole Site Area: 1.6ha
	Measured GIS Area: 1.6ha
Proposed Use	residential
Any other	Application CB/16/01012 refused – partly due to settlement envelope but also
information	proximity to grain dryer – noise. If fails on noise then NLP313 must fail too. Need to
	keep a check on any planning appeal.

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

CTACE 4A ACCECCMENT		
STAGE 1A ASSESSMENT	-11 4	list with matical malian decimations
This stage of the assessment rules out sites that are too small	all or cont	lict with national policy designations.
Provisional Site Capacity		
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		
using density of 30dph and exclude up to 40 %		38
depending on site size of land for infrastructure and	`	
services, take into account topography or significant		
areas of undevelopable land.		
Site Size Gross to net ratio standards		Number of proposed dwellings as
 Up to 0.4 hectare 100% 		per CBC methodology:
• 0.4 to 2 hectares 80%		
2 hectares or above 60%		38
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 t	he Seque	ential Test)
2 Is more than 50% of the site located in Flood Zone 2	No	Site not within Floodzone 2 or 3
or 3?		
3 Is more than 50% of the site at risk from surface	No	Site not at risk from surface water
water flooding?		flooding
, and the second		
Nationally significant designations (All sites which reach	Stage 2 b	e subject to detailed assessment)
4 Is more than 50% of the site covered by nationally	No	No nationally significant
significant designations? These are: Sites of Special		designations on site.
Scientific Interest, National Nature Reserves,		
Scheduled Monuments, Registered Parks and		
Gardens.		
5 Is more than 50% of the site located within the Area	No	Not within AONB
of Outstanding Natural Beauty?		_
Does the site continue to next stage?		

³¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³²

Relationship to Settlement

Itolat	Relationship to detirement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site lies to the rear of 100 High Street. Although there is no backland development on the western side of Shefford Road, there is backland development on the eastern side.		
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		
Does the site continue to next stage?			Yes		

STAC	STAGE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³³ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure G	Limited critical infrastructure		
	requirements that will enable delivery ³⁴ ?	requirements		
Does	the site continue to next stage?	Yes		

STAGE 1D ASSESSMENT

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

Avail	Availability			
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Demolition of existing structures on site. Site vacant.	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owner intent on developing the site. The land is subject to a promotion agreement.	
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically	G	No legal or ownership problems suggested on application	

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)

³³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

	overcome?		
12	Does the site already have planning permission for	Α	Application CB/16/01012 refused
	the proposed use? If yes, then score as Red		29/11/2016
	because it's not eligible for allocation.		
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Plan.				
Greenbelt				
13	Is the site located within the Green Belt?	No	Site 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.	Yes or No	Details	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.* Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject	Yes or No Yes/ No/ N/A	Details	
	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 2.35	1 4/7	W ₂	
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.

³⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Previously Developed Land				
16	Is the site Previously Developed Land in accordance	G	Brownfield land, in use for	
	with the NPPF definition?		employment purposes	
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			
Comr	munity			
17	Neighbourhood Planning (only applicable in	No	No known community consultation	
''	designated areas)	'10	Two known community consultation	
	Is the site identified as a housing allocation in an			
	emerging Neighbourhood Plan?			
18	Community Consultation	No	No impact on sustainability	
10	Has any community consultation taken place?	INO	TWO Impact on Sustainability	
	If yes, provide brief details on the form this			
	consultation took and any overall community			
	· · · · · · · · · · · · · · · · · · ·			
19	response. Sustainability of Settlement	No	No impact on sustainability	
19	Would this proposal impact on the sustainability of	INO	TWO IMPACT ON SUSTAINABILITY	
	the settlement through the loss of services and			
	facilities (for example, employment, retail, public			
Cumi	house etc)		<u> </u>	
20	Ilative Impact	Ι Λ	Homes 2006: 655	
20	Considering housing completions over the past 10	Α	Homes 2016: 698	
	years, what has been the level of housing growth in		Homes 2016. 696	
	the parish?		There has been a C FCO/ increase	
	• Less than 5% growth (G)		There has been a 6.56% increase	
	• 5% to 20% growth (A)		in new homes in Meppershall.	
	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	G	There is outstanding planning	
	outstanding permissions (as of April 2016) were to		permission for 3 dwellings;	
	be completed?		representing a 0.45% increase.	
	 Less than 5% growth (G) 			
	• 5% to 20% growth (A)			
	 More than 20% growth (R) 			
	This is calculated by working out the total number of			
	outstanding permissions as of April 1st 2016 as			
· ·	percentage of the total number of dwellings in April			
	2016 (as calculated using census and completions			
	data).			
	cal Constraints			
22	Are there any physical constraints or permanent	Α	There is a grain dryer on the farm	
	features that affect the site's developability?		adjacent that may be constraint to	
	For example pylons, gas works, sewage treatment		development.	
	works, topography or wind turbines.			
	ionship to Settlement			
23	Would development of the site be complementary to	Α	Although no backland development	
	the existing settlement pattern, and would it have an		on the western side of Shefford	
	adverse impact on any historic, unique or distinctive		Road, there is backland	
	characteristics of the settlement's built or natural		development on the eastern side.	
	form?			
	ultural Land Quality	1 _		
24	Would the development impact on high quality	R	Grade 2	

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

STAGE 2 ASSESSMENT

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

	e 2B will be looked at as a whole using planning balance.			
	sport and Access to Services			
	Facilities and services			
25	Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the sit	te for housing. It links to the	
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Meppershall 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	Adjoining settlement	
	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	Adjoining settlement	
	school?			
	Yes, in the settlement (G)			
	Yes, proposed as part of the development (G)			
	No, but an adjoining settlement does (A)			
05.1	Other catchment school available (A)	^	A di a in in an a a (tha an a a t	
25d	Does the settlement have a GPs surgery or medical centre?	A	Adjoining settlement	
	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			
200	settlement (R)	^	Limited provision	
26	What retail provision does the settlement offer?	Α	Limited provision	
	Town Centre/ Supermarket (G) Convenience Store / Root Office / Newsgrent			
	 Convenience Store / Post Office / Newsagent (A) 			
	• None (R)			
27	Distance to bus stops with a frequent service (at	R	Over 800m opp village hall	
	least hourly at peak times):		Over boom opp village nali	
	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	Nearest train station Arlesey	

		T	1
	 Less than 800m (G) 		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	Α	Requires the demolition of a house
	3		on the frontage.
			on and manager
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	G	Small amount of spare capacity at
30	Do the local schools have capacity at all tiers:	G	Meppershall Lower School. Middle
			and upper projects are planned
			within the education planning area
			- financial contributions would be
			requested.
31	If not, has a commitment been made to address	G	See above
	this?		
	Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
		· ·	each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	No assessment required (G)		unlikely to be required
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
•	Are there any contamination constraints on site and	,, .,	s.t.iig commonto
	will there be any remediation required?		
35	Adjoining uses	Α	noise from the grain dryer at Bury
	Would any adjoining uses have the potential to		Farm to the south was a factor in
	cause conflict with the proposed use? (for example;		recent planning app on this site
Envir	noise and smell) onmental Constraints		
		Ι Λ	Floureted / pottlement siles site
36	Landscape character	Α	Elevated / settlement edge site -
	What would the impacts of development be on the		need for landscape screening.
	landscape character or setting of the area or any		Concern impact on character of
	designated landscapes? Would there be any direct		High Street
	or indirect harm to the Area of Outstanding Natural		

	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	R	Site is known to contain archaeological remains but this would not prevent allocation providing appropriate mitigation is undertaken. Heritage comments were OK but within planning app 16/01012 some significance has been attached to the house on the frontage (undesignated heritage asset) required to be demolished for the access.
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	Planning application 16/1012 – net gain proposed
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	No aspirations identified.
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
	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Refused planning application
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is not to be considered for further assessment.

- The site would have an adverse impact on the settlement pattern of Meppershall due to its backland development.
- There are concerns regarding the adjoining land use and the impact that this could have on residential uses on the site.
- The development requires the demolition of a house to gain access, over which there is heritage concerns.

Site Assessment Framework for HOUSING³⁶

Site details	<u> </u>	
Reference Number	NLP095	
Site Name		
Site Address	Land to rear of Stocken House 59 Shefford Road Meppershall	
Settlement	Meppershall	
Size	Submitted Developable Area:7.68ha Submitted Whole Site Area: 7.68ha Measured GIS Area: 7.68ha	
Proposed Use	Housing	
Any other information	See ALP211	

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	Ill or conf	lict with national policy designations.
	sional Site Capacity	1	
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: 100 Number of proposed dwellings as per CBC methodology: 138
Floor	Risk (All sites which reach Stage 2 will be subject to the	he Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not 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 nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB
Does	the site continue to next stage?		Yes

 $^{^{36}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing

insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³⁷.

Relationship to Settlement

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

STAC	GE 1C ASSESSMENT		
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³⁸ .		
Critic	Critical Infrastructure		
8	Can the site meet the critical infrastructure G requirements that will enable delivery ³⁹ ?	Provided on site.	
Does	the site continue to next stage?	Yes	

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

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

³⁹ 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.

³⁸ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

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

STAGE 1E ASSESSMENT

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

Flan.					
Gree	Greenbelt				
13	Is the site located within the Green Belt?	No	Site 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.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.40	Yes/ No/ N/A	Details		
Does	the site continue to next stage?		Yes		

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

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

⁴⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

		I	
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	nunity		1.10
17	Neighbourhood Planning (only applicable in	No	NA
	designated areas)		
	Is the site identified as a housing allocation in an		
18	emerging Neighbourhood Plan? Community Consultation	No	No known community consultation
10	Has any community consultation taken place?	INO	No known community consultation
	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 impact on outstanding
	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	Α	There has been a 6.56% increase
	years, what has been the level of housing growth in		in new homes from 2006 to 2016.
	the parish?		
	 Less than 5% growth (G) 		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
21	census and completions data). What level of housing growth would there be if all the	G	There will be an additional 0.43%
21	outstanding permissions (as of April 2016) were to	G	increase in new homes with
	be completed?		outstanding planning permissions.
	Less than 5% growth (G)		gatetanamig planiming permiserensi
	• 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		
4	2016 (as calculated using census and completions		
	data).		
	cal Constraints	T	
22	Are there any physical constraints or permanent	G	There are no known physical
	features that affect the site's developability?		constraints.
	For example pylons, gas works, sewage treatment		
Dolos	works, topography or wind turbines.		
23	Would development of the cite be complementary to	G	Will extend development beyond
23	Would development of the site be complementary to the existing settlement pattern, and would it have an	G	Will extend development beyond the road frontage, but there is an
	adverse impact on any historic, unique or distinctive		allocated site to the south
	characteristics of the settlement's built or natural		extending the envelope already.
	form?		oxioniding the envelope already.
Agric	ultural Land Quality	<u> </u>	
24	Would the development impact on high quality	Α	Grade 3
	agricultural land?		
	50% or more in non-agricultural land (G)		
	 50% of more in Grade 3b, 4 or 5 (A) 		
		•	

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

STAGE 2 ASSESSMENT

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

Stage	age 2B will be looked at as a whole using planning balance.			
	Transport and Access to Services			
25	Facilities and services	-6.0	a familia contra de la Calenda	
	Question 26 considers the suitability and sustainability of the site for housing. It links to the			
	Council's Settlement Hierarchy Audit.			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	In settlement	
	Yes, in the settlement (G)			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	 Not in the settlement or an adjoining 			
0.51	settlement (R)			
25b	Does the settlement have a Middle school (if	Α	Adjoining settlement	
	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	Adjoining settlement	
	school?			
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	No, but an adjoining settlement does (A)			
25d	Other catchment school available (A) December 2	Α	Adjoining cottlement	
25 u	Does the settlement have a GPs surgery or medical centre?	A	Adjoining settlement	
	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	Post office	
	Town Centre/ Supermarket (G) Convenience Store / Root Office / Newsgroup			
	 Convenience Store / Post Office / Newsagent (A) 			
	• None (R)			
27	Distance to bus stops with a frequent service (at	G	339m	
	least hourly at peak times):			
	Less than 400m (G)			
	• 400m-800m (A)			
	Over 800m (R) OB submission (associated that improved the standard st			
	OR submission form stated that improved public transport facilities could be provided as			
	public transport facilities could be provided as part of the development (G)			
28	Distance to nearest train station:	R	Over 1200m	
	Less than 800m (G)			
	• 800m-1200m (A)			
	 Over 1200m (R) 			

29	Is the site accessible from the existing road network?	G	Shefford Road
	ol Capacity		Ononora Roda
30	Do the local schools have capacity at all tiers?	A	Not much lower school capacity to manage additional homes, middle and upper schools already over capacity
31	If not, has a commitment been made to address this?	A	Lower school contributions likely to be required, plans are in place to expand middle and upper school places in the area.
Water	Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	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
Dunin	and the dina (All sites subject to Convential To	-4\	any upgrades required.
	age and Flooding (All sites subject to Sequential Te		
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
	onmental Health	T	
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	Possible Noise from Plant / Odour from Neighbouring Commercial Care Home
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A	Some capacity if limited scale and set with strong mitigation to north and west and hedgerow frontage conserved.
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?	А	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.

38	Ecological Assets What would the impacts of development be on any	А	Some development along road corridor would be acceptable. Adj
	biological, geological or ecological assets and are there any opportunities for their enhancement?		to Nunswood CWS and important GI for village
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	Limited aspirations from PGIP – seeking to create a cycle route along road to Shefford. Not identified as part of GI network at Mid Beds GI plan level. Would need to buffer adjacent Nunswood. No loss of LS open space.
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 relevant planning history
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered further for assessment.

- The site forms an extension to the north west of the settlement.
- There are no physical or primary constraints to development on the site.
- Although Meppershall does not provide a wide range of services, the adjoining settlements provide these.
- In terms of environmental constraints, those identified can be mitigated, such as landscape and boundary with Nunswood. The hedgerow frontage needs to be conserved with strong mitigation to the north and west of the site.
- Mitigation may be required for the adjoining use.

STAGE 3: ACHIEVABILITY

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

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

Viabil	Viability				
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? • High (G) Benchmark land value comfortably exceeded by likely residual value • Low (A) Marginal viability, with likely residual land value close to benchmark land value • Very Low (R) Likely residual value well below benchmark land value	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.		
Achie	Achievability				
44	Are there any market factors which would affect deliverability?		No known market factors. Site not under option from developer.		

		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher
		value areas but also the lower
45	VAII	value areas of the Authority.
45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	Deliverable 0 to 5 years
46	What is the indicative build out time of the site?	Can be delivered 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 HOUSING⁴¹

Site details	Site details		
Reference Number	NLP096		
Site Name	Wren Park		
Site Address	Shefford road, Meppershall		
Settlement	Meppershall		
Size	Submitted Developable Area: 1.10ha		
	Submitted Whole Site Area: 1.10ha		
	Measured GIS Area:1.10ha		
Proposed Use	Redevelopment of care home		
Any other	Requires partial demolition of care home		
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 30-40 Number of proposed dwellings as per CBC methodology: 36		
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	Site not within Floodzone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site 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 nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB		
Does	the site continue to next stage?		Yes		

⁴¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴².

Relationship to Settlement

STAGE 1D ASSESSMENT

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 considered to be a previously developed site. The site is located to the west of Shefford Road and extends beyond the settlement envelope.
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
Does the site continue to next stage?			Yes

STAG	SE 1C ASSESSMENT			
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs ⁴³ .		
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure G	No critical infrastructure required		
	requirements that will enable delivery44?			
Does	the site continue to next stage?	Yes		

This stage of the assessment rules out sites that are not available. A site is considered available for

devei	development where there are no legal or ownership problems and the landowner has expressed an			
intent	intention to develop the site.			
Avail	ability			
9	What is the existing use of the site? Would the existing use limit the development potential?	A	The development would require the conversion of the existing.	
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by landowners intent on developing the site	
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	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 planning permission	

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)

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

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

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

Does the site continue to next stage?	Yes
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STAGE 1E ASSESSMENT

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

	i iaii.			
Greer	nbelt			
13	Is the site located within the Green Belt?	No	Site 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.	Yes or No	Details	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.45	Yes/ No/ N/A	Details	
Does	the site continue to next stage?		Yes	

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land			
16 Is the site Previously Developed Land in accordance		G	Would require conversion or
	with the NPPF definition?		demolition of care home
	• 76% - 100% (G)		

⁴⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comr	nunity		
17	Neighbourhood Planning (only applicable in	No	No neighbourhood planning
''	designated areas)	140	designation
	Is the site identified as a housing allocation in an		designation
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation
	Has any community consultation taken place?	110	The kilowir community concentation
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Aside from the loss of the care
	Would this proposal impact on the sustainability of	110	home there would be no impact on
	the settlement through the loss of services and		the sustainability of the settlement
	facilities (for example, employment, retail, public		and ductamating of the detailerners.
	house etc)		
Cumi	ulative Impact		
20	Considering housing completions over the past 10	Α	Homes 2006: 655
	years, what has been the level of housing growth in		Homes 2016: 698
	the parish?		11 11 11 11 11 11
	Less than 5% growth (G)		There has been a 6.56% increase
	• 5% to 20% growth (A)		in new homes in Mepperhall.
	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	G	There is outstanding planning
	outstanding permissions (as of April 2016) were to		permission for 3 dwellings;
	be completed?		representing a 0.45% increase.
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	There are no obvious physical
	features that affect the site's developability?		constraints
	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	Α	The site proposes the conversion
	the existing settlement pattern, and would it have an		of the existing development into
	adverse impact on any historic, unique or distinctive		residential dwellings. There is
	characteristics of the settlement's built or natural		development along both sides of
	form?		Shefford. However, this site
			proposes development beyond the
			traditional development boundary
			along Shefford Road.
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
			

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

STAGE 2 ASSESSMENT

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

	question does not mean that the site will be automatically excluded at this stage as the ratings across e e 2B will be looked at as a whole using planning balance.		
	sport and Access to Services		
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Meppershall Lower School s
	 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	Adjoining settlement
	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)	•	A P. C. C.
25c	Does the settlement have a Secondary/ Upper	Α	Adjoining settlement
	school?		
	Yes, in the settlement (G)		
	Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
05.1	Other catchment school available (A)	^	A distriction of a full control of
25d	Does the settlement have a GPs surgery or medical	Α	Adjoining settlement
	centre?		
	Yes, in the settlement (G)Yes, proposed as part of the development (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	Limited provision
	Town Centre/ Supermarket (G)	' '	Elithica provision
	 Convenience Store / Post Office / Newsagent 		
	(A)		
	• None (R)		
27	Distance to bus stops with a frequent service (at	Α	Adjacent to Orchard Close
	·		Transfer of the contract of th
	` ,		
	, ,		
	· ·		
28	Distance to nearest train station:	R	Nearest train station Arlesey
28	least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) Distance to nearest train station:	R	Nearest train station Arlesey

	1 (1 000 (0)	I	
	 Less than 800m (G) 		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Site accessible using existing
	J		access
Scho	ol Capacity		
			Creal array at a array can acity at
30	Do the local schools have capacity at all tiers?	G	Small amount of spare capacity at
			Meppershall Lower School. Middle
			and upper projects are planned
			within the education planning area
			- financial contributions would be
			requested.
31	If not, has a commitment been made to address	G	See above
	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
			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	G	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	No assessment required (G)		unlikely to be required
	Consider Further Assessment (A)		· '
	Further Assessment Required (R)		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
54	Are there any contamination constraints on site and	10/70	/ Waiting confinionts
	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting comments
33		K/A/G	Awaiting comments
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)	<u> </u>	
	onmental Constraints	1 -	
36	Landscape character	Α	Need to ensure landscape buffer
	What would the impacts of development be on the		between any development and
	landscape character or setting of the area or any		Nunswood
	designated landscapes? Would there be any direct		

	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G	Site is considered to have low archaeological potential. No objection to allocation. OK in heritage terms
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	Adjacent CWS ancient woodland, currently care home, residential would bring detrimental impact to woodland.
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	No aspirations identified for site itself, should buffer and extend adjacent woodland at Nunswood.
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
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		NA
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Site is to be considered further for assessment.

- There are no major constraints to development on the site.
- The site adjoins the settlement boundary and is the redevelopment of an existing care home.
- There are ecological concerns with regards to developing the site as the site adjoins a CWS
 ancient woodland. Residential development is considered to be detrimental to the woodland
 so would need to be mitigated.

STAGE 3: ACHIEVABILITY

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

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

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

Achie	Achievability			
44 45	Are there any market factors which would affect deliverability? When can the scheme realistically commence	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. 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 			
Does to	What is the indicative build out time of the site? 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		
_ 555				

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 HOUSING⁴⁶

Site details	Site details		
Reference Number	NLP231		
Site Name	Land at Coneygate		
Site Address	Land at Coneygate		
Settlement	Meppershall		
Size	Submitted Developable Area: 0.40ha		
	Submitted Whole Site Area: 0.40ha		
	Measured GIS Area: 0.40ha		
Proposed Use	residential		
Any other	Needs more info on access – proposed access sits across ROW (not insurmountable		
information	but site looks awkward)		

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	GE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80%	No	Number of proposed dwellings as per proforma: 10-15 Number of proposed dwellings as		
	• 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.		per CBC methodology:		
Flood	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	Site not within Floodzone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site 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 nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB		
Does	the site continue to next stage?		Yes		

⁴⁶ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

³⁹ege

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁴⁷.

Relationship to Settlement For sites that are not of a sufficient scale to be self-G The site falls outside the settlement contained, is the site a logical extension to the envelope of Meppershall on the settlement or are there any major physical east. There are no major physical constraints(for example A roads, rivers or railways) constraints that separate it from that separate it from the main settlement? Meppershall. It is considered that it could be a potential extension to the village. G No coalescence

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

STAGE	1C ASSE	SSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁴⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴⁹ ?		A	Access
Does the site continue to next stage?			Yes	

STAGE 1D ASSESSMENT

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

Avail	ability		
9	What is the existing use of the site?	G	Greenfield Site
	Would the existing use limit the development		
	potential?		
10	Is the land controlled by a developer or land owner	G	Land controlled by landowner intent
	who has expressed an intention to develop the site?		on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	The access through an existing car park could be awkward.
12	Does the site already have planning permission for	G	No planning permission

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

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

<u>led garden villages towns and cities.pdf</u>)

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

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

STAGE 1E ASSESSMENT

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

Plan.	Plan.		
Greer			
13	Is the site located within the Green Belt?	No	Site 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.	Yes or No	Details
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.50	Yes/ No/ N/A	Details
Does	the site continue to next stage?		Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

Is the site Previously Developed Land in accordance R Greenfield

⁵⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	with the NDDE deficitions		
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	nunity		
17	Neighbourhood Planning (only applicable in	No	No Neighbourhood Planning
	designated areas)		designation
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community 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	There would be no impact on
	Would this proposal impact on the sustainability of		sustainability of the settlement.
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumi	ılative Impact		
20	Considering housing completions over the past 10	Α	Homes 2006: 655
	years, what has been the level of housing growth in		Homes 2016: 698
	the parish?		
	 Less than 5% growth (G) 		There has been a 6.56% increase
	• 5% to 20% growth (A)		in new homes in Mepperhall.
	 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	G	There is outstanding planning
	outstanding permissions (as of April 2016) were to		permission for 3 dwellings;
	be completed?		representing a 0.45% increase.
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	There are no physical constraints
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement		
23	Would development of the site be complementary to	G	The site would not have an adverse
	the existing settlement pattern, and would it have an		impact on the character of the built
	adverse impact on any historic, unique or distinctive		environment.
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
	50% or more in non-agricultural land (G)		
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		<u>i</u>

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

STAGE 2 ASSESSMENT

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

	uestion does not mean that the site will be automatically a 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	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		
05-	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Meppershall Lower School
	Yes, in the settlement (G) Yes, prepared as part of the development (C)		
	 Yes, proposed as part of the development (G) 		
	No, but an adjoining settlement does (A)Not in the settlement or an adjoining		
	settlement (R)		
25b	Does the settlement have a Middle school (if	Α	Adjoining settlement
	applicable)?		, tojeming comoment
	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	Adjoining settlement
	school?		
	Yes, in the settlement (G)		
	 Yes, proposed as part of the development (G) 		
	No, but an adjoining settlement does (A)		
25-1	Other catchment school available (A) Constitution of the control of the con	^	A distriction of a state on a set
25d	Does the settlement have a GPs surgery or medical centre?	Α	Adjoining settlement
	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	Limited provision
	 Town Centre/ Supermarket (G) 		
	 Convenience Store / Post Office / Newsagent 		
	(A)		
	None (R)		1 100
27	Distance to bus stops with a frequent service (at	G	Less than 400m
	least hourly at peak times): • Less than 400m (G)		
	• 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	Nearest train station Arlesey
	 Less than 800m (G) 		ĺ
	• 800m-1200m (A)		

	• Over 1200m (P)		
29	Over 1200m (R) Is the site accessible from the existing road network?	R	No access needed over private land of existing car parking area and over ROW
	ol Capacity	T -	-
30	Do the local schools have capacity at all tiers?	G	Small amount of spare capacity at Meppershall Lower School. Middle and upper projects are planned within the education planning area – financial contributions would be requested.
31	If not, has a commitment been made to address this?	G	See above
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 infrastructure for waste water and potable water? age and Flooding (All sites subject to Sequential Temporary Control of the subject to Sequential Control of the subject to	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.
33	What is the conclusion of the sequential approach to	A	OW present, JFlow modelling
33	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	, ,	required to confirm flood risk
Envir	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Site forms key landscape feature providing screening to existing development and component of local GI.
37	Heritage/ Archaeology What would the impacts of development be on any	А	Site has archaeological potential but this would not prevent

	heritage assets and their setting? Are there any opportunities for enhancement of these assets?		allocation providing appropriate mitigation is undertaken Heritage - Close to Monks Pool (LB)
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	Rough, scrubby grassland, loss of habitat for birds, invertebrates and small mammals
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	Identified in Parish GI plan as a possible location for creating new woodland.
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)		NA
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is not to be considered for further assessment.

- There are concerns over the inadequate access and likely impact of any proposed access is a significant detrimental component of the assessment.
- There are landscape concerns over the impact on the landscape as the site forms a key feature providing screening to the existing development.
- Development of the site will also result in the loss of important habitat.
- The Parish GI plan identifies this location as a new woodland.

Site Assessment Framework for HOUSING⁵¹

Site details	Site details		
Reference Number	NLP235		
Site Name	Land to the west of Chapel Road		
Site Address	Land to the west of Chapel Road, Meppershall		
Settlement	Meppershall		
Size	Submitted Developable Area:8.09		
	Submitted Whole Site Area: 8.09		
	Measured GIS Area: 8.09		
Proposed Use	Housing		
Any other			
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT			
This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
Provisional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma:243 Number of proposed dwellings as per CBC methodology: 145.62
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	Site not in flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No AONB
Does	Does the site continue to next stage?		Yes

⁵¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This sinsuffiction towns	STAGE 1B ASSESSMENT This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more 52. Relationship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is not well related to the existing settlement, being separated from built development by parcels of land. It would extend the settlement to the east and change the settlement pattern of Meppershall.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the	G	No coalescence.	



individual context of the site.

Does the site continue to next stage?

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

Site Assessment Framework for HOUSING⁵³

Site details	Site details				
Reference Number	NLP236				
Site Name	Land opposite Chapel Farm				
Site Address	Land opposite Chapel Farm				
Settlement	Meppershall				
Size	Submitted Developable Area: 3.7ha				
	Submitted Whole Site Area: 3.7ha				
	Measured GIS Area: 3.82ha				
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.

STAG	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60%	No	Number of proposed dwellings as per proforma: 111 Number of proposed dwellings as per CBC methodology:		
	Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.		66		
Flood	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	Site not within Floodzone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site 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 nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB		
Does	the site continue to next stage?		Yes		

 $^{^{53}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁵⁴.

Relationship to Settlement For sites that are not of a sufficient scale to be self-G The site lies to the east of contained, is the site a logical extension to the Meppershall. There is settlement or are there any major physical development to the east of Meppershall. 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 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

STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁵⁵. **Critical Infrastructure** Can the site meet the critical infrastructure Can be provided requirements that will enable delivery⁵⁶? Does the site continue to next stage? Yes

Yes

STAGE 1D ASSESSMENT

individual context of the site. Does the site continue to next stage?

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

9	What is the existing use of the site? Would the existing use limit the development potential?	G
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G
1		

because it's not eligible for allocation.

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

Agricultural Land controlled by land owner intent on developing the site. No known legal or ownership Are there any legal or ownership problems that could | G delay or prevent development? problems. If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for G NA the proposed use? If yes, then score as Red

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

⁵⁵ 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.

⁵⁶ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

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

Pian.	ridii.				
Greei	nbelt				
13	Is the site located within the Green Belt?	No	Site 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.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁵⁷	Yes/ No/ N/A	Details		
Does	Does the site continue to next stage? Yes				

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

LICAL	Freviously Developed Land		
16	Is the site Previously Developed Land in accordance	R	Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		

⁵⁷ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	00. 750/ (A)		
	• 26 - 75% (A)		
0	• 25% - 0% (Greenfield) (R)		
17	nunity	NI.	NIA
17	Neighbourhood Planning (only applicable in	No	NA
	designated areas)		
	Is the site identified as a housing allocation in an		
18	emerging Neighbourhood Plan? Community Consultation	No	NA
10	Has any community consultation taken place?	INO	INA
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No loss of services or facilities
	Would this proposal impact on the sustainability of	110	THE RESE OF CONTINUES OF FACILITIES
	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	Α	There has been a 6.56% increase
	years, what has been the level of housing growth in		in new homes since 2006.
	the parish?		
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	There will be an additional 0.43%
	outstanding permissions (as of April 2016) were to		increase in new homes with
	be completed?		outstanding planning permission.
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R) This is a factor of the fac		
	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	Α	The site adjoins a SAM and Listed
	features that affect the site's developability?	/ `	Church.
	For example pylons, gas works, sewage treatment		Onaron.
	works, topography or wind turbines.		
Relati	ionship to Settlement	'	
23	Would development of the site be complementary to	Α	Although there is development to
	the existing settlement pattern, and would it have an		the east of Meppershall this
	adverse impact on any historic, unique or distinctive		proposal would not be well related
	characteristics of the settlement's built or natural		to the core of the village.
	form?		-
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
	 50% or more in non-agricultural land (G) 		
	 50% of more in Grade 3b, 4 or 5 (A) 		
	 50% or more in Grade 1, 2 or 3a (R) 		

STAGE 2 ASSESSMENT

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

Stage	ge 2B will be looked at as a whole using planning balance.			
	ransport and Access to Services			
25	Facilities and services Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the sit	re for housing. It links to the	
25a	Issues relating to capacity are assessed separately Does the settlement have a Primary/Lower school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G)	G	In settlement	
25b	 No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 	A	In adjaining authomout	
	Does the settlement have a Middle school (if applicable)? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	V	In adjoining settlement	
25c	Does the settlement have a Secondary/ Upper school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	A	Adjoining settlement	
25d	Does the settlement have a GPs surgery or medical centre? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R)	A	Adjoining settlement	
26	What retail provision does the settlement offer? • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R)	A	Post office	
27	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G)	A	785m	
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)	R	Over 1200m	
29	Is the site accessible from the existing road network?	G	Church Road and/ or Fildyke Road	

Scho	ol Canacity		
30	Do the local schools have capacity at all tiers?	A/R	Small amount of spare capacity at Meppershall Lower School. Middle and upper projects are planned within the education planning area – financial contributions would be requested. The number of sites in Meppershall is a concern as the existing lower school would not be able to accommodate all development without expansion, requiring additional land for the existing school site, or a new
31	If not, has a commitment been made to address	Α	school site. See above
	this?		coo asovo
Water	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
	age and Flooding (All sites subject to Sequential Te		Cita is at limited vials of aureas
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
	onmental Health	D/A/C	Awaiting comments
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
	onmental Constraints	В	lond into and to form and to the second
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	land integral to farmed landscape and setting of village, elevated land so built form would be intrusive and restrict views of water tower ,roadside hedges also important.

37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	R	Heritage: Very sensitive site, next to SAM and LB farm and chapel. Impact on wider setting and therefore restraints regarding any development. Perhaps a stretch of land to the East to separate from the heritage assets. Arch: This site is considered to have low archaeological potential and therefore the Archaeology Team would have no objection to its allocation.		
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Grade 2 agric land. Potential impact on farmland species Retain and buffer hedgerows, adjacent to Orchard HPI. Opportunity for net gain.		
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/G	RoW across southern fringe of site – Parish GI plan identifies the opportunity for upgrade for cycling. Development would need to enhance RoW corridor through positive design.		
Mine	rals and Waste				
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Awaiting comments		
	ning History				
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		NA		
Does	Does the site continue to next stage?				

STAGE 2 ASSESSMENT CONCLUSION

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

Site not to be considered for further assessment.

- The site is integral to the farmed landscape and setting of the village and is elevated so the built form would be intrusive to this setting.
- The site is very sensitive as it adjoins a SAM and Listed Building.
- Although there are developments to the east of Meppershall this development would not relate well to the core of the village.

Site Assessment Framework for HOUSING⁵⁸

Site details	
Reference Number	NLP237
Site Name	Part of Bandland Nursery
Site Address	32 Shefford Road
Settlement	Meppershall
Size	Submitted Developable Area: 3ha
	Submitted Whole Site Area: 3ha
	Measured GIS Area: 1.26ha
Proposed Use	residential
Any other Polygon shown incorrectly on GIS – land promotion extends to additional land a	
information	access through 32 Shefford Road. Check site measurements.

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 100 Number of proposed dwellings as per CBC methodology: 54		
	this is smaller.				
	Risk (All sites which reach Stage 2 will be subject to the				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not within Floodzone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site 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 nationally significant designations on site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB		
Does	the site continue to next stage?		Yes		

 $^{^{58}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁵⁹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site falls outside the settlement envelope and extends beyond the road frontage. There is precedent with development extending eastwards. The site is currently separated from the settlement to the south.
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
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 ⁶⁰ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure	G	No critical infrastructure required	
	requirements that will enable delivery ⁶¹ ?			
Does	the site continue to next stage?		Yes	

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Greenfield site. Demolition of 9 Would the existing use limit the development existing buildings on site required. potential? Is the land controlled by a developer or land owner 10 G Land controlled by land owners who has expressed an intention to develop the site? intent on developing the site 11 Are there any legal or ownership problems that could G There are no legal or ownership delay or prevent development? problems If Yes, then can these be issues be realistically

overcome?

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

⁶⁰ 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.

⁶¹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they <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	Site 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.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.62	Yes/ No/ N/A	Details		
Does	the site continue to next stage?		Yes		

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

⁶² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

od Planning unity consultation o impact on ne settlement.
o impact on ne settlement.
ne settlement.
ne settlement.
ne settlement.
ne settlement.
ne settlement.
6.56% increase
- 1 1
ing planning
dwellings;
45% increase.
sical constraints
rtend
twards. There is
evelopment
I the frontage of
•
•
•
×

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

STAGE 2 ASSESSMENT

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

Stage	age 2B will be looked at as a whole using planning balance.				
	Transport and Access to Services				
25	Facilities and services				
	Question 26 considers the suitability and sustainability of the site for housing. It links to the				
	Council's Settlement Hierarchy Audit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Meppershall 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 (P)				
25b	settlement (R) Does the settlement have a Middle school (if	Α	Adjoining settlement		
230	applicable)?	^	Adjoining settlement		
	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	Adjoining settlement		
	school?		3		
	 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	Adjoining settlement		
	centre?				
	 Yes, in the settlement (G) 				
	 Yes, proposed as part of the development (G) 				
	No, but an adjoining settlement does (A)				
	Not in the settlement or an adjoining				
20	settlement (R)	^	Limited provision		
26	What retail provision does the settlement offer?	Α	Limited provision		
	Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent				
	 Convenience Store / Post Office / Newsagent (A) 				
	• None (R)				
27	Distance to bus stops with a frequent service (at	G	Adj to Orchard Close		
	least hourly at peak times):		1.5, 15 5.5.16.16 5.555		
	• 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	Nearest train station Arlesey		
	 Less than 800m (G) 				

	200m 1200m (A)		
	800m-1200m (A)Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Site accessible from existing road network but requires demolition of existing dwelling
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	G	Small amount of spare capacity at Meppershall Lower School. Middle and upper projects are planned within the education planning area – financial contributions would be requested.
31	If not, has a commitment been made to address this?	G	See above
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 infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	et)	arry apgrades required.
33	What is the conclusion of the sequential approach to	G	Site is at limited risk of surface
	 site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	water flooding, assessment is unlikely to be required
	onmental Health	D/A/O	Acces the second sector
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints	R/A/G	Awaiting comments
		D/A/C	Awaiting comments
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Awaiting comments

37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G	Site is considered to have low archaeological potential. No objection to allocation. Heritage - OK		
38	Ecological Assets	Α	Retain and buffer hedgerow,		
	What would the impacts of development be on any		possible impact to farmland		
	biological, geological or ecological assets and are there any opportunities for their enhancement?		species.		
39	Open space/leisure and GI assets	G	No aspirations identified in parish		
	Are there any potential conflicts with open space,		GI plan		
	leisure designations or Rights of Way? Is there				
	capacity to provide the required levels of open space				
	and green infrastructure?				
Miner	als and Waste				
40	What would the impacts of development be on	G	No issues		
	safeguarded minerals and waste sites, including				
	mineral safeguarding sites?				
Plann	Planning History				
41	What is the sites planning history? (For example		NA		
	planning applications and submissions to previous				
	Allocations Plans)				
Does	the site continue to next stage?		Yes		

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Site to be considered further for assessment.

- There are no major constraints to the site.
- There would be no adverse impact on the settlement pattern.
- Although the site falls outside the settlement envelope, it could be a logical extension to development on the site.
- Mitigation will be required to reduce the impact on the ecological and landscape impacts.

STAGE 3: ACHIEVABILITY

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

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

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

		property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower
45	When can the scheme realistically commence	value areas of the Authority. 0 to 5 years
	 delivery? 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 	
46 Does	What is the indicative build out time of the site? 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.

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 HOUSING⁶³

Site details	
Reference Number	NLP282
Site Name	Land off Stondon Road
Site Address	Land off Stondon Road
Settlement	Meppershall
Size	Submitted Developable Area: 1ha
	Submitted Whole Site Area: 1.9ha
	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.

STAG	STAGE 1A ASSESSMENT			
	stage of the assessment rules out sites that are too sma	II or conf	lict with national policy designations.	
Provi	sional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 25 Number of proposed dwellings as per CBC methodology: 24	
Floor	this is smaller.	o Sogue	Intial Toot)	
	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	Site not within Floodzone 2 or 3	
3	Is more than 50% of the site at risk from surface water flooding?	No	Site 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 nationally significant designations on site.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB	
Does	the site continue to next stage?		Yes	

 $^{^{63}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁶⁴.

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

The site can be considered a logical extension to the east of Meppershall.

Meppershall.

To boes the site cause coalescence between an existing village or town and another existing village

The site can be considered a logical extension to the east of Meppershall.

The site can be considered a logical extension to the east of Meppershall.

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

Yes

STAGE 1D ASSESSMENT

Does the site continue to next stage?

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

Avail	Availability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Nurseries
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owner intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems that could effect development.
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

64

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)

⁶⁵ 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.

⁶⁶ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Does the site continue to next stage?	Yes

STAGE 1E ASSESSMENT

This section records the findings of the Strategic Green Belt Review and also provides a preliminary screening of sites to determine whether they <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	nbelt		
13	Is the site located within the Green Belt?	No	Site 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.	Yes or No	Details
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.67	Yes/ No/ N/A	Details
Does	Does the site continue to next stage? Yes		

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

IICAL	ously beveloped Land		
16	Is the site Previously Developed Land in accordance	R	Greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		

⁶⁷ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	• 26 759/ (A)		
	• 26 - 75% (A)		
Comr	• 25% - 0% (Greenfield) (R) nunity		
17	Neighbourhood Planning (only applicable in	No	No NP
17	designated areas)	INO	INO INF
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	Unknown
.0	Has any community consultation taken place?	140	O'IIII O
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No loss of services and facilities
	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	Α	There has been a 6.56% increase
	years, what has been the level of housing growth in		in new homes since 2006.
	the parish?		
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
04	census and completions data).	0	The provided have a subdivious of O 400/
21	What level of housing growth would there be if all the	G	There will be an additional 0.43%
	outstanding permissions (as of April 2016) were to		increase in new homes with
	be completed?		outstanding planning permission.
	Less than 5% growth (G)5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	No
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	onship to Settlement		
23	Would development of the site be complementary to	G	The proposal would extend
	the existing settlement pattern, and would it have an		development eastwards. There is
	adverse impact on any historic, unique or distinctive		development extending eastwards
	characteristics of the settlement's built or natural		in Meppershall so this would not
A	form?		set a precedent.
	ultural Land Quality		Over the O
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
	• 50% or more in non-agricultural land (G)		
	• 50% of more in Grade 3b, 4 or 5 (A)		
	 50% or more in Grade 1, 2 or 3a (R) 		

STAGE 2 ASSESSMENT

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

Stage	Stage 2B will be looked at as a whole using planning balance.		
Trans	sport and Access to Services		
25	Facilities and services Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the sit	re for housing. It links to the
25a	Issues relating to capacity are assessed separately Does the settlement have a Primary/Lower school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining	G	In settlement
25b	settlement (R) Does the settlement have a Middle school (if applicable)? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A)	A	In adjoining settlement
25c	Does the settlement have a Secondary/ Upper school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) Does the settlement have a GPs surgery or medical centre? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R)	A	Adjoining settlement Adjoining settlement
26	What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R)	A	Post office
27	Distance to bus stops with a frequent service (at least hourly at peak times): • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G)	R	Over 800m
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)	R	Over 1200m
29	Is the site accessible from the existing road network?	G	Stondon Road

School	ol Canacity		
30 31	Do the local schools have capacity at all tiers? If not, has a commitment been made to address	A/R	Small amount of spare capacity at Meppershall Lower School. Middle and upper projects are planned within the education planning area – financial contributions would be requested. The number of sites in Meppershall is a concern as the existing lower school would not be able to accommodate all development without expansion, requiring additional land for the existing school site, or a new school site. See above
100	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.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	Á	OW present, JFlow modelling required to confirm flood risk
	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
	onmental Constraints		Coop of an alough a second !
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Scope for development in scale with settlement pattern

37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	This site lies adjacent to the historic core of the settlement of Meppershall (as recorded on the CBC Historic Environment Record) and close to an area that has produced Iron Age and Roman material. Therefore this site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. This site also lies in the wider setting of The Hills medieval motte and bailey castle, Scheduled Monument; therefore consideration must also be given to the impact of the proposals on the setting of the Scheduled Monument (required by paras 132 - 134 of the NPPF). Should the site be allocated, a contingency or archaeological works must be included in any proposal to prevent issues with viability. Heritage: Within the setting of various listed buildings and SAM. Reasonably sensitive site. Need for coution in relationship to context.
			caution in relationship to context, density and design
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	Grade 2 agric land. Potential impact on species of principal importance. Retain and buffer hedgerows, opportunity for net gain.
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	No aspirations identified in parish GI plan. Opportunity to create / enhance hedgerow boundaries.
Mine	als 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)		NA

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered further for assessment.

- There are no major constraints to development on the site.
- The site can be considered a logical extension to Meppershall.
- Development does extend eastwards in Meppershall and care would need to be had to the design and transition between the rural and urban edge.

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	G	The Council's Residential
	consultants, is the probability of the site being viable		Development Viability Report (Feb
	high, medium or low?		2017) indicates that residual value
	High (G) Benchmark land value comfortably		of development in this value area
	exceeded by likely residual value		and at this scale would exceed
	 Low (A) Marginal viability, with likely residual 		both the upper and lower
	land value close to benchmark land value		benchmark land values and as
	 Very Low (R) Likely residual value well below 		such the report indicates that such
	benchmark land value		development would likely be viable.
	evability		
44	Are there any market factors which would affect		The Council's Residential
	deliverability?		Development Viability Report (Feb
			2017) is based upon residential
			property figures between 2013 and
			2016. The housing market within
			Central Bedfordshire has seen
			significant increases in residential
			property values in a relatively short
			period of time, whereby it is
			considered that the viability of
			developments within this report has
			been cautious. For example in
			2016 Dunstable has benefited from
			a 17.9% housing price increase
			with an average annual house price
			increase in 2016 for housing within Central Bedfordshire of 10.74%.
			Certifal BediordStille 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-
L	I		I and pipolinio infoldanty. Edot

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	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. 0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does	the site pass this stage?	would likely take one year to build

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 HOUSING⁶⁸

Site details	
Reference Number	NLP283
Site Name	
Site Address	Shefford Road Meppershall
Settlement	Meppershall
Size	Submitted Developable Area:3ha
	Submitted Whole Site Area: 5.6ha
	Measured GIS Area: 3
Proposed Use	Housing
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	SE 1A ASSESSMENT						
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.						
Provi	sional Site Capacity						
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 100 Number of proposed dwellings as per CBC methodology: 54				
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	Site not in flood zone 2 or 3				
3	Is more than 50% of the site at risk from surface water flooding?	No	Site 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 nationally significant designations				
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB				
Does	the site continue to next stage?		Yes				

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

07		_	4 D	40	000	014		
5 1	AC	jE	1B	A5	SES	5 V	IEN	
	_							

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁶⁹.

Relationship to Settlement

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

0-10						
STAG	GE 1C ASSESSMENT					
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁷⁰ .					
Critic	Critical Infrastructure					
8	Can the site meet the critical infrastructure	G	Can be provided on site.			
	requirements that will enable delivery ⁷¹ ?					
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	opment where there are no legal or ownership problems	and the	landowner has expressed an				
intent	ion to develop the site.						
Avail	ability						
9	What is the existing use of the site?	G	Agricultural land - paddocks				
	Would the existing use limit the development						
	potential?						
10	Is the land controlled by a developer or land owner	G	Land controlled by land owner				
	who has expressed an intention to develop the site?		intent on developing the site.				
11	Are there any legal or ownership problems that could	G	No known legal or ownership				
	delay or prevent development?		issues.				
	If Yes, then can these be issues be realistically						
	overcome?						
12	Does the site already have planning permission for	G	No planning application				
	the proposed use? If yes, then score as Red						

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

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m ge}100$

led garden villages towns and cities.pdf)

70 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.

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

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

STAGE 1E ASSESSMENT

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

Plan.			
Gree	nbelt		
13	Is the site located within the Green Belt?	Yes or 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.	Yes or No	Details
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁷²	Yes/ No/ N/A	Details
Does	the site continue to next stage?		Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16 Is the site Previously Developed Land in accordance R Greenfield

⁷² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	with the NPPF definition?	1	
	• 76% - 100% (G)		
	• 26 - 75% (A)		
C = 100 H	• 25% - 0% (Greenfield) (R)		
	nunity	NIa	NIA
17	Neighbourhood Planning (only applicable in	No	NA
	designated areas)		
	Is the site identified as a housing allocation in an		
40	emerging Neighbourhood Plan?	N 1	N
18	Community Consultation	No	No community consultation
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
4.0	response.	N 1	
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)		
	ulative Impact	I -	
20	Considering housing completions over the past 10	Α	There has been a 6.56% increase
	years, what has been the level of housing growth in		in new homes since 2006.
	the parish?		
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	There will be an additional 0.43%
	outstanding permissions (as of April 2016) were to		increase in new homes with
	be completed?		outstanding planning permission.
	 Less than 5% growth (G) 		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	G	No constraints.
	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	The site would extend development
	the existing settlement pattern, and would it have an		eastwards but it would not be
	adverse impact on any historic, unique or distinctive		detrimental to the settlement
	characteristics of the settlement's built or natural		pattern of Meppershall
	form?		
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
	50% or more in non-agricultural land (G)		
	5 (-)	•	1

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

STAGE 2 ASSESSMENT

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

	any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2B will be looked at as a whole using planning balance.					
Transport and Access to Services						
25	Facilities and services					
23	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the			
	Council's Settlement Hierarchy Audit.		ganana			
	·					
	Issues relating to capacity are assessed separately					
25a	Does the settlement have a Primary/Lower school?	G	In settlement			
	Yes, in the settlement (G)					
	Yes, proposed as part of the development (G) No. has been additionable as the search does (A).					
	No, but an adjoining settlement does (A) Not in the settlement or an adjoining.					
	 Not in the settlement or an adjoining settlement (R) 					
25b	Does the settlement have a Middle school (if	Α	In adjoining settlement			
200	applicable)?	, , , , , , , , , , , , , , , , , , ,	in adjoining settlement			
	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	Adjoining settlement			
	school?					
	Yes, in the settlement (G)					
	 Yes, proposed as part of the development (G) 					
	No, but an adjoining settlement does (A)					
254	Other catchment school available (A) Constitution of the control of the con	^	A di a incinar a a talla na a na			
25d	Does the settlement have a GPs surgery or medical centre?	Α	Adjoining settlement			
	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	Post office			
	 Town Centre/ Supermarket (G) 					
	 Convenience Store / Post Office / Newsagent 					
	(A)					
07	None (R) Distance (a) the formula for the first control (a)	<u> </u>	0			
27	Distance to bus stops with a frequent service (at least hourly at peak times):	R	Over 800m			
	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	Over 1200m			
	Less than 800m (G)					
	• 800m-1200m (A)					

	 Over 1200m (R) 							
29	Is the site accessible from the existing road network?	G	Langford Road					
	School Capacity							
30	Do the local schools have capacity at all tiers?	A	Not much lower school capacity to manage additional homes, middle and upper schools already over capacity					
31	If not, has a commitment been made to address this?	A	Lower school contributions likely to be required, plans are in place to expand middle and upper school places in the area.					
	Utilities (Gas, Electricity and Broadband Infrastruc		be assessed at a later stage)					
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.					
Drain	age and Flooding (All sites subject to Sequential Te	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) Further Assessment Required (R)	A	OW present, JFlow modelling required to confirm flood risk					
Envir	onmental Health							
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments					
35 Envir	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints	G	No issues					
36	Landscape character	Α	Some capacity if limited scale and					
	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?		set with strong mitigation to south and east .					
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	А	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is					

	these assets?		undertaken.
38	Ecological Assets	Α	Appears to be Grade 2 agric land
	What would the impacts of development be on any		but little ecological interest
	biological, geological or ecological assets and are		expected.
	there any opportunities for their enhancement?		·
39	Open space/leisure and GI assets	G	No aspirations identified in Parish
	Are there any potential conflicts with open space,		GI plan. RoW runs along south
	leisure designations or Rights of Way? Is there		eastern edge.
	capacity to provide the required levels of open space		No loss of LS open space.
	and green infrastructure?		
Miner	rals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Plann	ning History		
41	What is the sites planning history? (For example		NA
	planning applications and submissions to previous		
	Allocations Plans)		
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered further for assessment.

- The site forms an extension to the east of the settlement.
- There are no physical or primary constraints to development on the site.
- Although Meppershall does not provide a wide range of services, the adjoining settlements provide these.
- In terms of environmental constraints, those identified can be mitigated, such as landscape.

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	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	evability					
44	Are there any market factors which would affect deliverability?		Not under option from developer. The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and			

	2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.
45 When can the scheme realistically commence	Deliverable
delivery?	O to 5 years
0 to 5 years (deliverable)6 to 10 years	0 to 5 years
• 11 to 15 years	
• 15 to 20 years	
Outside Plan Period What is the indicative build out time of the site?	Can be delivered ever a 4 year
What is the indicative build out time of the site?	Can be delivered over a 4 year period.
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 HOUSING⁷³

Site details	
Reference Number	NLP313
Site Name	Land at Bury Farm
Site Address	Land at Bury Farm
Settlement	Meppershall
Size	Submitted Developable Area: 0.45ha
	Submitted Whole Site Area: 0.45ha
	Measured GIS Area: 0.42ha
Proposed Use	residential
Any other	Adjacent Nursery is subject to a planning application for residential development
information	CB/16/01012 – grain dryer at Bury farm may be a noise constraint. Need comments
	from Environmental Health/DM.

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT			
This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 10-12 Number of proposed dwellings as per CBC methodology: 11	
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	Site not within Floodzone 2 or 3	
3	Is more than 50% of the site at risk from surface water flooding?	No	Site 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 nationally significant designations on site.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not within AONB	
Does	the site continue to next stage?		Yes	

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 $^{^{73}}$ 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 ⁷⁴ .					
Relati	onship 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?	O	The site falls outside the settlement envelope of Meppershall on the west. There are no major physical constraints that separate it from Meppershall. It is considered that it could be a potential extension to the village.		
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		
Does	the site continue to next stage?		Yes		

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

STAGE 1B ASSESSMENT

	STAGE 1C ASSESSMENT This starts of the assessment rules out sites that are not able to meet their exities infrastructure needs ⁷⁵				
	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁷⁵ . Critical Infrastructure				
8	Can the site meet the critical infrastructure requirements that will enable delivery ⁷⁶ ?	G	No critical infrastructure required		
Does	the site continue to next stage?		Yes		

STAC	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	ability				
9	What is the existing use of the site?	G	Greenfield site		
	Would the existing use limit the development potential?				
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land controlled by land owners intent on developing the site.		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically	G	There are no legal or ownership problems		

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

 $[\]frac{\text{led garden villages}}{75} \text{ 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.

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

requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Plan.	Plan.				
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.	Yes or No	Details		
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct assess (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details		
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2.77	Yes/ No/ N/A	Details		
Does	the site continue to next stage?		Yes		

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

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

Previ	Previously Developed Land				
16	Is the site Previously Developed Land in accordance	R	Greenfield Land		
	with the NPPF definition?	'`	Greenied Land		
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	• 25% - 0% (Greenfield) (R)				
Comr	nunity				
17	Neighbourhood Planning (only applicable in	No	No Neighbourhood Planning		
''	designated areas)	140	designation		
	Is the site identified as a housing allocation in an		dosignation		
	emerging Neighbourhood Plan?				
18	Community Consultation	No	No known community 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	There would be no impact on		
	Would this proposal impact on the sustainability of		sustainability of the settlement		
	the settlement through the loss of services and				
	facilities (for example, employment, retail, public				
	house etc)				
	ulative Impact				
20	Considering housing completions over the past 10	Α	Homes 2006: 655		
	years, what has been the level of housing growth in		Homes 2016: 698		
	the parish?		There has been a 6 560/ increase		
	• Less than 5% growth (G)		There has been a 6.56% increase		
	• 5% to 20% growth (A)		in new homes in Mepperhall.		
	More than 20% growth (R) This is coloulated by warking out the total number of				
	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	G	There is outstanding planning		
	outstanding permissions (as of April 2016) were to		permission for 3 dwellings;		
	be completed?		representing a 0.45% increase.		
	 Less than 5% growth (G) 				
	• 5% to 20% growth (A)				
	 More than 20% growth (R) 				
	This is calculated by working out the total number of				
	outstanding permissions as of April 1st 2016 as				
	percentage of the total number of dwellings in April				
	2016 (as calculated using census and completions				
	data).				
	ical Constraints	1 -			
22	Are there any physical constraints or permanent	Α	The grain dryer at Bury Farm was		
	features that affect the site's developability?		the cause of a noise objection		
	For example pylons, gas works, sewage treatment		during a planning application on an		
	works, topography or wind turbines.		adjacent housing site ALP473 and NLP050 (CB/16/01012 – refused)		
Relat	l ionship to Settlement		14L1 030 (CD/10/01012 - 1elused)		
23	Would development of the site be complementary to	G	The site would not have an adverse		
23	the existing settlement pattern, and would it have an		impact on the character of the built		
	adverse impact on any historic, unique or distinctive		environment		
	characteristics of the settlement's built or natural				
	form?				
Agric	ultural Land Quality				
Tightourum Lamu dalam)					

24	Would the development impact on high quality	R	Grade 2
	agricultural land?		
	 50% or more in non-agricultural land (G) 		
	 50% of more in Grade 3b, 4 or 5 (A) 		
	 50% or more in Grade 1, 2 or 3a (R) 		

STAGE 2 ASSESSMENT

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

	e 2B will be looked at as a whole using planning balance		d at this stage as the ratings across	
Transport and Access to Services				
25				
23	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the	
	Council's Settlement Hierarchy Audit.	01 110 01	to for flodollig. It links to the	
	Council of Council of the Fine and The Council of t			
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Meppershall 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	Adjoining settlement	
	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	Adjoining settlement	
	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	Adjoining settlement	
	centre?			
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	 Not in the settlement or an adjoining 			
	settlement (R)			
26	What retail provision does the settlement offer?	Α	Limited provision	
	Town Centre/ Supermarket (G)			
	 Convenience Store / Post Office / Newsagent 			
	(A)			
	None (R)			
27	Distance to bus stops with a frequent service (at	R	Over 800m opp village hall	
	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: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)	R	Nearest train station Arlesey
29	Is the site accessible from the existing road network?	G	Appears to be accessible from land within the ownership of the landowner
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	G	Small amount of spare capacity at Meppershall Lower School. Middle and upper projects are planned within the education planning area – financial contributions would be requested.
31	If not, has a commitment been made to address this?	G	See above
	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R)	A	OW present, JFlow modelling required to confirm flood risk
	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
	onmental Constraints	Δ.	Elevated among delivery
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any	A	Elevated exposed site areas, need to protect character of approach to village and exposed rural edge to

	designated landscapes? Would there be any direct		north and west
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	Α	Site has archaeological potential
	What would the impacts of development be on any		but this would not prevent
	heritage assets and their setting?		allocation providing appropriate
	Are there any opportunities for enhancement of		mitigation is undertaken
	these assets?		Conservation Officer- OK
38	Ecological Assets	G	Farmyard, no ecological interest,
	What would the impacts of development be on any		easy to secure net gain
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	G	No aspirations identified in parish
	Are there any potential conflicts with open space,		GI plan.
	leisure designations or Rights of Way? Is there		
	capacity to provide the required levels of open space		
	and green infrastructure?		
Mine	rals and Waste		
40	What would the impacts of development be on	G	No issues
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Planr	ning History		
41	What is the sites planning history? (For example		NA
	planning applications and submissions to previous		
	Allocations Plans)		
Does	the site continue to next stage?		yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Site to be considered further for assessment.

- There are no major constraints to development.
- Site could form a logical extension to Meppershall and not have an adverse impacts on the settlement pattern.
- Mitigation will be required to protect the character of the approach of the village and exposed rural edge to the north,

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 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. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.	
45	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	0-5 years	
46 Does	What is the indicative build out time of the site? 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.	

SUMMARY

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

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

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





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