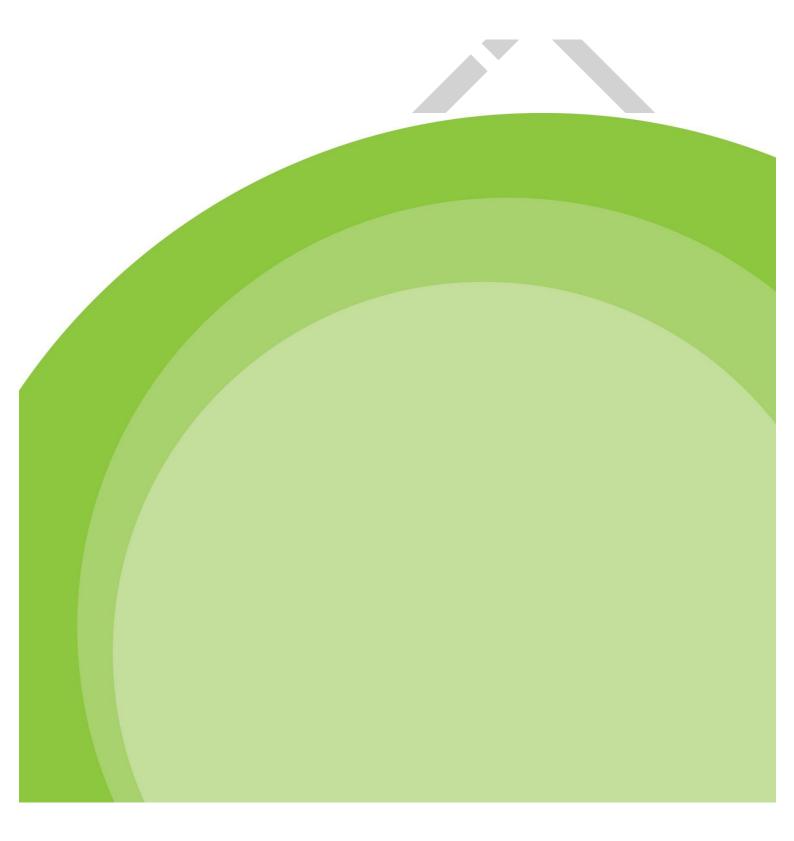


Site Assessment Forms

Northill



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Site Assessment Framework for HOUSING¹

Site details			
Reference Number	ALP034		
Site Name	Land rear of 67-103 Biggleswade Road, Upper Caldecote		
Site Address	Land rear of 67-103 Biggleswade Road, Upper Caldecote		
Settlement	Upper Caldecote (Northill parish)		
Size	Submitted Developable Area: 2.56		
	Submitted Whole Site Area: 2.9		
	Measured GIS Area: 2.90		
Proposed Use	Residential		
Any other			
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	STAGE 1A ASSESSMENT					
This stage of the assessment rules out sites that are too small or conflict with national policy designations.						
Provi	sional Site Capacity					
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 77 Number of proposed dwellings as per CBC methodology: 46			
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	Not more than 50% located in floodzone 2 and 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 on site			
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			

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?	A	This site adjoins the existing settlement envelope of Upper Caldecote. It is entirely backland with no frontage. It is to be served by a narrow access.
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

STAC	GE 1C ASSESSMENT				
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³ .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	Α	Further information required		
	requirements that will enable delivery4?				
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.

Αv		

Avaii	ability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural land/field The existing use would not limit the development potential of the site
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Yes
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	Although not stated on the submission, it is assumed that a property would need to be demolished in order to gain access.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	No

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

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.

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	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 2.5	Yes/ No/ N/A	Details		
Does	Does the site continue to next stage?				

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

i reviously beveloped Land					
16	Is the site Previously Developed Land in accordance	R	100% greenfield		
	with the NPPF definition?				

⁵ 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% (C)		
	76% - 100% (G)26 - 75% (A)		
	· ,		
Comr	• 25% - 0% (Greenfield) (R) munity		
17	Neighbourhood Planning (only applicable in	No	Designated area
11	designated areas)	140	Designated area
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	N/A	Unknown
	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
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
	Ilative Impact	Α	F /F70/
20	Considering housing completions over the past 10 years, what has been the level of housing growth in	Α	5.57%
	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	3.96%
	outstanding permissions (as of April 2016) were to		
	be completed?		
	 Less than 5% growth (G) 		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April 2016 (as calculated using census and completions		
	data).		
Physi	cal Constraints		
22	Are there any physical constraints or permanent	Α	Access appears to be poor and it is
	features that affect the site's developability?		assumed that a property would
	For example pylons, gas works, sewage treatment		need to be demolished to make it
	works, topography or wind turbines.		adequate. This is not detailed in the
			submission.
	onship to Settlement		
23	Would development of the site be complementary to	Α	The site is entirely backland and as
	the existing settlement pattern, and would it have an		such it does not have a frontage.
	adverse impact on any historic, unique or distinctive		Access does not appear to be
	characteristics of the settlement's built or natural		adequate.
Agric	form?		
Agric 24	ultural Land Quality Would the development impact on high quality	R	100% Grade 1
24	agricultural land?	1	100 /0 Graue I
	50% or more in non-agricultural land (G)		
	- 3070 or more in non-agricultural land (G)	<u> </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 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				
25	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?	G	Yes		
	Yes, in the settlement (G) Yes, prepared as part of the development (C) 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	Children go to Middle schools in		
	applicable)?		Biggleswade		
	 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)		Objection and to Ministra and a decision		
25c	Does the settlement have a Secondary/ Upper school?	Α	Children go to Middle schools in		
	Yes, in the settlement (G)		Biggleswade		
	 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	R	No. The closest GP is located		
	centre?		within Biggleswade		
	 Yes, in the settlement (G) 				
	 Yes, proposed as part of the development (G) 				
	No, but an adjoining settlement does (A) Not in the pattlement or a division.				
	 Not in the settlement or an adjoining settlement (R) 				
26	What retail provision does the settlement offer?	Α	Upper Caldecote has convenience		
	Town Centre/ Supermarket (G)		stores one of which contains a post		
	 Convenience Store / Post Office / Newsagent 		office		
	(A)				
	None (R)				
27	Distance to bus stops with a frequent service (at	R	Over 800m from site		
	least hourly at peak times):				
	• Less than 400m (G)				
	400m-800m (A)Over 800m (R)				
	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 1,200m from site		
	 Less than 800m (G) 				
	• 800m-1200m (A)				

	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	R	Available access to the site is not
23	is the site decessible from the existing road network:		wide enough to serve the number
			of dwellings proposed.
Scho	ol Capacity		3-1 -1
30	Do the local schools have capacity at all tiers?	Α	Lower school may require some
	, , , , , , , , , , , , , , , , , , , ,		additional land for expansion, some
			existing capacity at middle and
			upper school.
31	If not, has a commitment been made to address		Unknown
	this?		
	r Utilities (Gas, Electricity and Broadband Infrastruc		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity
			of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
	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)		
	onmental Health	D/A/C	Aaitin a. a a mana anta
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
35	will there be any remediation required? Adjoining uses	R/A/G	Awaiting comments
33	Would any adjoining uses have the potential to	17/7/6	Awaiting confinents
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints		
36	Landscape character	Α	The site contains a high number of
	What would the impacts of development be on the		mature trees and hedges which are
	landscape character or setting of the area or any		important for the landscape
	designated landscapes? Would there be any direct		character. There are concerns
	or indirect harm to the Area of Outstanding Natural		about precedent for backland
	Beauty or the Nature Improvement Area?		development which would detract
			from openness of agricultural
			setting.
37	Heritage/ Archaeology	H = G	Sensitive but possible
	What would the impacts of development be on any	A = G	Site is considered to have low
		·	

	heritage assets and their setting? Are there any opportunities for enhancement of these assets?		archaeological potential
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	Potential Habitat of Principle Importance impact, pond and mature trees.
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/G	RoW on western edge, would need to link and enhance. On edges of Greensand Ridge NIA
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Partly MSA
Planr	nning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is not to be considered further for assessment.

- The site has a number of accessibility concerns the most notable of which is that adequate vehicle access has not been demonstrated to be available.
- The site is also Grade 1 agricultural land and the Council's ecology officer has raised significant concerns about impact to Habitats of Principle Importance.
- It would also have an adverse impact on the settlement pattern due to it being backland development.

Site Assessment Framework for HOUSING⁶

Site details				
Reference Number ALP035				
Site Name	Land to the rear of Almshouses			
Site Address	Land to the rear of Almshouses, 47-67 Biggleswade Road, Upper Caldecote			
Settlement	Upper Caldecote			
Size	Submitted Developable Area: 1.89ha			
	Submitted Whole Site Area: 1.97ha			
	Measured GIS Area: 1.94ha			
Proposed Use	Land to the rear of Almshouses			
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						
	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	No	Number of proposed dwellings as per proforma: 57 Number of proposed dwellings as per CBC methodology: 45				
Floor	this is smaller. Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)						
2	Is more than 50% of the site located in Flood Zone 2	No	Not more than 50% located in				
_	or 3?	INO	floodzone 2 and 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 on site				
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.

ST	AG	E 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 more⁷.

Relationship to Settlement

Does the site continue to next stage?

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is adjacent to the northern boundary of the Upper Caldecote Settlement Envelope. It is a backland site which is served by a narrow access.
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

	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 A	Further information required		
	requirements that will enable delivery ⁹ ?			
Does	the site continue to next stage?	Yes		

Yes

STA	STAGE 1D ASSESSMENT				
This	This stage of the assessment rules out sites that are not available. A site is considered available for				
deve	development where there are no legal or ownership problems and the landowner has expressed an				
inten	tion to develop the site.				
Avai	lability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is a field. The existing use would not prejudice development of the site		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowners have expressed an intent to develop		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	There are three landowners		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	No		

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

led garden villages towns and cities.pdf)

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

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.

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.

Pian.	Flan.				
Gree	Greenbelt				
13	Is the site located within the Green Belt?	No	Not in the green belt		
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	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: 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	r reviously beveloped Land				
16	Is the site Previously Developed Land in accordance	R	100% greenfield		
	with the NPPF definition?				

¹⁰ 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) 		
Comr	munity		
17	Neighbourhood Planning (only applicable in	No	Designated area
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	NA	unknown
	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
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumi	lative Impact		
20	Considering housing completions over the past 10	Α	5.57%
	years, what has been the level of housing growth in		
	the parish?		
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	3.96%
	outstanding permissions (as of April 2016) were to		0.0070
	be completed?		
	Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	Α	Site access appears poor. It should
	features that affect the site's developability?		be investigated as to whether it is
	For example pylons, gas works, sewage treatment		sufficient to accommodate the
	works, topography or wind turbines.		number of houses proposed.
Relat	ionship to Settlement		
23	Would development of the site be complementary to	Α	The site is entirely backland
	the existing settlement pattern, and would it have an		development and as such does not
	adverse impact on any historic, unique or distinctive		benefit from having a frontage.
	characteristics of the settlement's built or natural		Development north of Biggleswade
	form?		Road has been built through a
			linear pattern of development and
			this proposal would be a departure
			from this a result in a protrusion in
			to the countryside. There are
			however an number of estate type
	•	•	

			developments to the south.
Agricultural Land Quality			
24	Would the development impact on high quality	R	Approximately 30% grade 1 and
	agricultural land?		70% grade 2
	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 the stage as the fathigs 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.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes
200	Yes, in the settlement (G)		100
	 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	Children go to middle schools in
	applicable)?		Biggleswade
	Yes, in the settlement (G)		
	 Yes, proposed as part of the development (G) 		
	No, but an adjoining settlement does (A)		
250	Other catchment school available (A) Dead the cettlement base a Secondary/ Upper	Α	Children as to the upper school in
25c	Does the settlement have a Secondary/ Upper school?	A	Children go to the upper school in Biggleswade
	Yes, in the settlement (G)		Diggleswade
	 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	R	No. the closet GP is in
	centre?		Biggleswade
	 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		
26	settlement (R)	Λ	Llanar Caldacata has convenience
26	What retail provision does the settlement offer?	Α	Upper Caldecote has convenience stores one of which contains a post
	Town Centre/ Supermarket (G)Convenience Store / Post Office / Newsagent		office
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	R	Over 800m from the site
	least hourly at peak times):		
	 Less than 400m (G) 		
	• 400m-800m (A)		
	 Over 800m (R) 		
	 OR submission form stated that improved 		

School Capacity 30 Do the local schools have capacity at all tiers? A Lower school ma	ether the existing
Less than 800m (G) 800m-1200m (A) Over 1200m (R) Is the site accessible from the existing road network? A It is unclear where access is sufficient proposed development of the A1 from Bigg School Capacity School Capacity A Lower school materials and the A2 from Bigg School Capacity A Lower school materials and the A3 from Bigg School Capacity A Lower school materials and the A3 from Bigg School Capacity A Lower school materials and the A3 from Bigg School Capacity A Lower school materials and the A3 from Bigg School Capacity A Lower school materials and the A3 from Bigg School Capacity A Lower school materials and the A3 from Bigg School Capacity at A3 from Bigg School Capacity A Lower school materials and the A3 from Bigg School Capacity at A3 from Bigg School Capacity at A4 from Bigg School Capacity A4 from Bigg School Capacity A4 from Bigg School Capacity A5 from Bigg School C	ether the existing
access is sufficient proposed develor Caldecote has digital the A1 from Bigg School Capacity 30 Do the local schools have capacity at all tiers? A Lower school material to the A1 from Bigg A Lower school material tiers?	
30 Do the local schools have capacity at all tiers? A Lower school ma	lirect access onto
existing capacity upper school.	or expansion, some / at middle and
31 If not, has a commitment been made to address A Further informati this?	ion required
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a	
infrastructure for waste water and potable water? statutory duty to waste water infra development site available capacit future development infrastructure up will depend on the location of growt each catchment. Stage 1 Water C 2017) identifies to of existing water. Stage 2 study with test the cumulation that have been sallocation in the identify the nature any upgrades recommend.	ty does not prevent lent. Any ogrades required the quantum and th falling within area. Whilst the Cycle Study (April the current capacity r infrastructure, a fill be prepared to ive effect of sites shortlisted for Local Plan and re and timing of
Drainage and Flooding (All sites subject to Sequential Test)	
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) Site is at limited water flooding, a unlikely to be reconsidered.	assessment is
Environmental Health	
Are there any contamination constraints on site and will there be any remediation required?	ents
Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) Environmental Constraints	ents
	age of troop of
	fields are integral

	designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		The site forms the setting of the historic almshouses - grounds include mature trees ,including the group forming the roadside feature. Agricultural setting to rear is important , site highly visible as flat open landscape.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	H = G A = G	Sensitive but development would be possible Site is considered to have low archaeological potential.
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	Site is within the NIA. The illustrative masterplan shows the central hedgerow removed. Should retain, buffer and enhance existing features.
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G	The site is on the edge of the Greensand Ridge NIA
Miner	als and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	Α	Partly with Mineral Safeguarding Zone
	ing History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		none
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is not to be considered further for assessment.

- The site is located within Grade 1 agricultural land.
- There are concerns regarding accessibility to the site.
- It is considered that there will be an impact on the landscape due to the setting of the almshouses and visibility of the site.

Site Assessment Framework for HOUSING¹¹

Site details			
Reference Number	ALP122		
Site Name	Woodlands North Upper Caldecote		
Site Address	Woodlands Nurseries, Biggleswade Road, Upper Caldecote		
Settlement	Upper Caldecote		
Size	Submitted Developable Area: 0.71ha		
	Submitted Whole Site Area: 0.71ha		
	Measured GIS Area: 0.76		
Proposed Use	Residential		
Any other			
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	GE 1A ASSESSMENT				
This s	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: 20 Number of proposed dwellings as per CBC methodology: 17		
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% in Flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% 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	Not more than 50% covered by nationally significant designation.		
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		

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

STAG	STAGE 1B ASSESSMENT			
This s	s stage of the assessment rules out sites that are not well related to existing settlements but are of an			
	icient size to be self contained. It also rules out sites wh			
	or villages. For the purposes of this assessment, a sel			
	de 1,500 homes or more ¹² .	· oomani	od olio lo doliniod do d olio Willon Will	
	·			
	ionship to Settlement	Γ =		
6	For sites that are not of a sufficient scale to be self-	R	This is not a logical extension to	
	contained, is the site a logical extension to the		Upper Caldecote. It is	
	settlement or are there any major physical		approximately 250 metres from the	
	constraints(for example A roads, rivers or railways)		existing settlement boundary of	
	that separate it from the main settlement?		Upper Caldecote and is separated	
	that separate it from the main settlement:		from the main village.	
_	D 11 11			
7	Does the site cause coalescence between an	G	Does not cause coalescence.	
	existing village or town and another existing village			
	or town? If yes, then grade as Amber if the site			
	would be able to provide appropriate buffers or			
	green wedges to mitigate this, or Red if it would not			
	be possible for appropriate buffers to be provided			
	leaving a reasonable developable area based on the			
	individual context of the site.			
Does	Does the site continue to next stage?			



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

Site Assessment Framework for HOUSING¹³

Site details				
Reference Number	ALP124			
Site Name	Woodlands House and Rowlets			
Site Address	Woodlands House and Rowlets, Biggleswade Road, Upper Caldecote			
Settlement	ement Upper Caldecote			
Size	Submitted Developable Area: 0.61ha Submitted Whole Site Area: 0.61ha Measured GIS Area: 0.57ha			
Proposed Use	Residential			
Any other information				

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	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: 17 Number of proposed dwellings as per CBC methodology: 14		
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	Not more than 50% located in Flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% 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	Not more than 50% covered by 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		

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

ST	STAGE 1B ASSESSMENT				
Th	This stage of the assessment rules out sites that are not well related to existing settlements but are of an				
ins	sufficient size to be self contained. It also rules out sites wh	ich would	d cause coalescence of existing		
tov	wns or villages. For the purposes of this assessment, a sel	lf-contain	ed site is defined as a site which will		
pro	ovide 1,500 homes or more ¹⁴ .				
Re	elationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	This is not a logical extension to Upper Caldecote. It is approximately 250 metres form the existing settlement boundary of Upper Caldecote and is separated from the main 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	Does not cause coalescence.		

No



Does the site continue to next stage?

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

Site Assessment Framework for HOUSING¹⁵

Site details	Site details				
Reference Number	ALP141				
Site Name	Land South of 82-88 Biggleswade Road, Upper Caldecote				
Site Address	Land South of 82-88 Biggleswade Road, Upper Caldecote				
Settlement	Upper Caldecote				
Size	Submitted Developable Area: 2.01ha				
	Submitted Whole Site Area: 2.01ha				
	Measured GIS Area: 2.11ha				
Proposed Use Residential					
Any other					
information					

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	GE 1A ASSESSMENT		Patricide in all and a plant death of
	stage of the assessment rules out sites that are too sma	ii or confi	lict with national policy designations.
	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 60 Number of proposed dwellings as per CBC methodology: 48
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% located in Flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% at risk from surface water flooding
Natio	nally significant designations (All sites which reach S	tage 2 b	
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	Not more than 50% covered by 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

¹⁵ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ¹⁶.

Relationship to Settlement

	•		
6	For sites that are not of a sufficient scale to be self-	Α	This site adjoins the existing
	contained, is the site a logical extension to the		settlement of Upper Caldecote. It is
	settlement or are there any major physical		backland development but there
	constraints(for example A roads, rivers or railways)		are other examples of this in this
	that separate it from the main settlement?		part of Upper Caldecote.
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

STAG	SE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs ¹⁷ .
Critic	al Infrastructure	
8	Can the site meet the critical infrastructure A	Further information required
	requirements that will enable delivery ¹⁸ ?	
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 The site is agricultural land. The Would the existing use limit the development use of the site does not limit the potential? development potential. 10 Is the land controlled by a developer or land owner Owned by 4 landowners which are Α who has expressed an intention to develop the site? part of the same family 11 Are there any legal or ownership problems that could Access has not been agreed and R delay or prevent development? would require the demolition of a If Yes, then can these be issues be realistically property to the north overcome? 12 Does the site already have planning permission for G **Details** 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)

¹⁷ 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.

¹⁸ 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?	No



Site Assessment Framework for HOUSING¹⁹

Site details	Site details		
Reference Number	ALP218		
Site Name	Land at Thorncote Road/ Hatch Road Junction		
Site Address	Land at Thoncote Road, Hatch, Beds		
Settlement	Hatch (Northill parish)		
Size	Submitted Developable Area: 0.47ha		
	Submitted Whole Site Area: 0.47ha		
	Measured GIS Area: 0.53		
Proposed Use	Residential		
Any other			
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	SE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ii or conf	lict with national policy designations.
	sional Site Capacity	I	
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 Number of proposed dwellings as per CBC methodology: 11
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?	Yes	More than 50% located within flood zone 2 and 3. 58.49%
3	Is more than 50% of the site at risk from surface	Yes /	All sites to be assessed by SFRA
4	water flooding?	No	Consultants
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?		No

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

Site Assessment Framework for HOUSING²⁰

Site details	Site details		
Reference Number	ALP248		
Site Name	Land on the North Side of Bedford Road, Northill		
Site Address	Land on the North Side of Bedford Road, Northill		
Settlement	Northill		
Size	Submitted Developable Area: 0.623ha		
	Submitted Whole Site Area: 0.623ha		
	Measured GIS Area: 0.72ha		
Proposed Use	Residential		
Any other	NLP350		
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	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: 11 Number of proposed dwellings as per CBC methodology: 15
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	Not more than 50% located in flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% 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

²⁰ 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 more²¹.

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	G	This site is adjacent to the existing Settlement Envelope of Northill
	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
	existing village or town and another existing village		
	or town? If yes, then grade as Amber if the site		
	would be able to provide appropriate buffers or		
	green wedges to mitigate this, or Red if it would not		
	be possible for appropriate buffers to be provided		
	leaving a reasonable developable area based on the		
	individual context of the site.		
Does	the site continue to next stage?		Yes

STAG	SE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs ²² .
Critic	al Infrastructure	
8	Can the site meet the critical infrastructure A	Further information required
	requirements that will enable delivery ²³ ?	
Does	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 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 Mown field and residential Would the existing use limit the development The existing use would not limit the development potential of the site potential? 10 Is the land controlled by a developer or land owner G Yes who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could Α Land ownership issues identified. delay or prevent development? If Yes, then can these be issues be realistically overcome?

12

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)

R

No. Application registered for 9

dwellings. - Application approved

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 already have planning permission for

the proposed use? If yes, then score as Red

because it's not eligible for allocation.

²² Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

Does the site continue to next stage?	No



Site Assessment Framework for HOUSING²⁴

Site details	
Reference Number	ALP358
Site Name	Land rear of Bells Brook House
Site Address	Land Rear of Bells Brook House, Biggleswade
Settlement	Biggleswade (Northill Parish)
Size	Submitted Developable Area: 1.88ha
	Submitted Whole Site Area: 188ha
	Measured GIS Area: 1.90
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

	GE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	Yes	Number of proposed dwellings as per proforma: 35-40 Number of proposed dwellings as per CBC methodology: 46
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?	Yes	More than 50% of the site is within flood zone 2 or 3. 96.84%
3	Is more than 50% of the site at risk from surface	Yes/	All sites to be assessed by SFRA
	water flooding?	No	Consultants
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	No AONB
Does	the site continue to next stage?		No

²⁴ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING²⁵

Site details		
Reference Number	ALP396	
Site Name	Land at Water Lane	
Site Address	Land at Water Lane, Upper Caldecote	
Settlement	Upper Caldecote	
Size	Submitted Developable Area: 2.5ha	
	Submitted Whole Site Area: 2.0ha	
	Measured GIS Area: 2.6ha	
Proposed Use	Residential	
Any other	See NLP477	
information	Part of site has planning permission (NLP477)	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

CTAC	E 14 ACCECMENT		
	E 1A ASSESSMENT	ll or conf	list with national naligy designations
	tage of the assessment rules out sites that are too sma	ii Oi COlli	lict with Hational policy designations.
1	sional Site Capacity	NI-	News have of many and devalling an
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as
	dwellings?		per proforma:
	Work out the number of new homes from site size		20 (an 400 The forms in the algory)
	using density of 30dph and exclude up to 40 %		30 (or 40? The form is unclear)
	depending on site size of land for infrastructure and		
	services, take into account topography or significant		
	areas of undevelopable land.		Niver to a standard describeration
	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%		40
	2 hectares or above 60%		48
	Note: for this calculation use the submitted		
	Developable Area, or the area measured in GIS if		
-	this is smaller.	0	C-1 T ()
	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	No	Not more than 50% located in flood
	or 3?		zone 2 or 3
3	Is more than 50% of the site at risk from surface	No	Not more than 50% at risk from
N 41	water flooding?		surface water flooding
	nally significant designations (All sites which reach S		
4	Is more than 50% of the site covered by nationally	No	No nationally significant
	significant designations? These are: Sites of Special		designations
	Scientific Interest, National Nature Reserves,		
	Scheduled Monuments, Registered Parks and		
_	Gardens.		
5	Is more than 50% of the site located within the Area	No	No AONB
_	of Outstanding Natural Beauty?		
Does	the site continue to next stage?		Yes

²⁵ 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 more²⁶. **Relationship to Settlement** For sites that are not of a sufficient scale to be self-G This proposal adjoins the existing contained, is the site a logical extension to the Settlement Envelope of Upper settlement or are there any major physical Caldecote and is accessed from The Pastures 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 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

_			
	GE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are not able	to meet t	their critical infrastructure needs ²⁷ .
Critical Infrastructure			
8	Can the site meet the critical infrastructure	Α	Further information required
	requirements that will enable delivery ²⁸ ?		
Does	the site continue to next stage?		yes

Yes

STAG	GE 1D ASSESSMENT				
This s	tage 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	Agricultural land. The existing se		
	Would the existing use limit the development potential?		will not limit the development potential of the site		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Yes		
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	A more recent submission suggests that the land is in multiple ownership but all landowners intend to develop the site.		
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	А	Resolution to grant planning permission for 40 dwellings		

²⁶

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-led_garden_villages_towns_and_cities.pdf)

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

²⁷ 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.

²⁸ 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.			
Greei	nbelt		
13	Is the site located within the Green Belt?	No	Site not in greenbelt
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. ²⁹	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

LICAL	ously beveloped Land		
16	Is the site Previously Developed Land in accordance	R	Agricultural
	with the NPPF definition?		

²⁹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	- 700/ 4000/ (C)		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
Comr	• 25% - 0% (Greenfield) (R) nunity		
17	Neighbourhood Planning (only applicable in	No	Designated area
17	designated areas)	INO	Designated area
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	Unknown but there would have
	Has any community consultation taken place?	' ' '	been statutory consultation through
	If yes, provide brief details on the form this		the planning application
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	No impact on sustainability
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
C	house etc)		
20	Ilative Impact Considering housing completions over the past 10	Α	5.57%
20	years, what has been the level of housing growth in	^	5.57 76
	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	3.96%
	outstanding permissions (as of April 2016) were to		
	be completed?		
	Less than 5% growth (G)5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	cal Constraints		
22	Are there any physical constraints or permanent	G	No known physical constraints
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Rolati	works, topography or wind turbines.		
23	Would development of the site be complementary to	G	The site is complementary to the
23	the existing settlement pattern, and would it have an		existing settlement pattern as it
	adverse impact on any historic, unique or distinctive		adjoins the boundary and follows
	characteristics of the settlement's built or natural		the pattern of development to the
	form?		east.
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	Grade 1
	agricultural land?		
	50% or more in non-agricultural land (G)		
	 50% of more in Grade 3b, 4 or 5 (A) 		

0070 00.0 0	•	50% or more in Grade 1, 2 or 3a (R)		
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STAGE 2 ASSESSMENT

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

	uestion does not mean that the site will be automatically 2B will be looked at as a whole using planning balance		d at this stage as the ratings across
	sport and Access to Services	<u> </u>	
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	e for housing. It links to the
	Council's Settlement Hierarchy Audit.		
05	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Yes
	Yes, in the settlement (G) Yes, progressed as part of the development (C)		
	Yes, proposed as part of the development (G) No. has been adjusting a still as a s		
	No, but an adjoining settlement does (A) Not in the pattlement or an adjoining.		
	 Not in the settlement or an adjoining settlement (R) 		
25b	Does the settlement have a Middle school (if	Α	Children go to middle schools in
235	applicable)?	^	Biggleswade
	Yes, in the settlement (G)		- Diggioomado
	 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	Children go to the upper school in
	school?		Biggleswade
	 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	R	No. the closet GP is in
	centre?		Biggleswade
	 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	Upper Caldecote has convenience
	Town Centre/ Supermarket (G)		stores one of which contains a post
	Convenience Store / Post Office / Newsagent		office
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	R	Over 800m from the site
	least hourly at peak times):		
	• Less than 400m (G)		
	• 400m-800m (A)		
	Over 800m (R) OB submission forms stated that improved		
	OR submission form stated that improved public transport facilities could be provided as		
	public transport facilities could be provided as		
28	part of the development (G) Distance to nearest train station:	R	Over 1,200m from the site
20	Less than 800m (G)	'`	
	• 800m-1200m (A)		
	• Over 1200m (R)		
	3731 123311 (17)	1	

29	Is the site accessible from the existing road network?	G	Access off Harvey Close and Biggleswade Road. Upper Caldecote has direct access onto the A1 from Biggleswade Road.
Scho	ol Capacity		33
30	Do the local schools have capacity at all tiers?	Α	Lower school may require some
			additional land for expansion, some
			existing capacity at middle and
			upper school.
31	If not, has a commitment been made to address this?	А	Further information required
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	he assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
02	infrastructure for waste water and potable water?	10700	statutory duty to supply water and
	minusians for mass mans and persons mans.		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	ct)	ally upgrades required.
33	What is the conclusion of the sequential approach to	R/A/G	Awaiting comments
33	site allocations, in regards to flood risk?	10/70	Awaiting comments
	No assessment required (G)		
	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	,, .,	7 thaning comments
	will there be any remediation required?		
35	Adjoining uses	R/A/G	Awaiting comments
	Would any adjoining uses have the potential to		Ğ
	cause conflict with the proposed use? (for example;		
	noise and smell)		
	onmental Constraints		
36	Landscape character	Α	site forms an integral part of the
	What would the impacts of development be on the		arable landscape vale landscape.
	l la cola cara a la consista de consista de la cola consista de la cola consista de la cola cola cola cola cola cola cola c		There are open views into the site
	landscape character or setting of the area or any		l -
	designated landscapes? Would there be any direct		from the farmland and footpath to
	designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural		the south, but the site also
	designated landscapes? Would there be any direct		the south, but the site also connects with existing development
	designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural		the south, but the site also connects with existing development and the village playing fields.
	designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural		the south, but the site also connects with existing development and the village playing fields. concerns regarding visual impact
	designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural		the south, but the site also connects with existing development and the village playing fields.

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? Are there any opportunities for enhancement of these assets? Are there any opportunities for enhancement of these assets? Archaeological interest. This does not present an over-riding constraint on the development providing that the applicant takes appropriate measures to record and advance understanding of the archaeological heritage assets. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development; the post-excavation analysis of any archaeological deposits that may be affected by the development; the post-excavation analysis of any archive material generated and the publication of a report on the works. 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? 39 Open space/leisure and Gl assets Are there any optortunities for their enhancement? 39 Open space/leisure and Gl assets Are there any optortunities for their enhancement? 39 Open space/leisure and Gl assets Are there any optortunities for their enhancement? 39 Open space/leisure and Gl assets Are there any optortunities for their enhancement? 39 Open space/leisure and Gl assets Are there any optortunities for their enhancement? 39 Open space/leisure and Gl assets Are there any optortunities for their enhancement? 39 Open space/leisure and Gl assets Are there any optortunities for their enhancement? 39 Open space/leisure and Gl assets Are there any optortunities for their enhancement? 39 Open space/leisure and Gl assets Are there any optortunities for their enhancement? 39 Open space/leisure and Gl assets Are there any optortunities for their enhancement? 39 Open space/leisure and Gl assets Are there any optortunitie				to secure screening to the south.	
Secological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	37	What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	A	The proposed development will have a negative and irreversible impact upon any surviving archaeological deposits present on the site, and therefore upon the significance of the heritage assets with archaeological interest. This does not present an over-riding constraint on the development providing that the applicant takes appropriate measures to record and advance understanding of the archaeological heritage assets. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development; the post-excavation analysis of any archive material generated and the publication of a report on the	
A the development would need to complement and enhance the Water Lane area with its existing open space / extended verge with existing trees and hedgerow, and the recreation area to the south of the site. Minerals and Waste What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? Planning History What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) He development would need to complement and enhance the Water Lane area with its existing open space / extended verge with existing trees and hedgerow, and the recreation area to the south of the site. R/A/G Liaison with M&W Officer Planning application currently being determined 16/03283	38	What would the impacts of development be on any biological, geological or ecological assets and are	A	the importance of retaining and enhancing connectivity along water	
What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites? Planning History What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) R/A/G Liaison with M&W Officer Br/A/G Planson with M&W Officer Planning application currently being determined 16/03283	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	A	complement and enhance the Water Lane area with its existing open space / extended verge with existing trees and hedgerow, and the recreation area to the south of	
safeguarded minerals and waste sites, including mineral safeguarding sites? Planning History What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) Planning application currently being determined 16/03283	Minerals and Waste				
What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans) Planning application currently being determined 16/03283		safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer	
planning applications and submissions to previous Allocations Plans) determined 16/03283					
Does the site continue to next stage?		planning applications and submissions to previous Allocations Plans)		determined 16/03283	
Does the site continue to next stage:	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 considerer for further assessment.

- There are no major constraints to development.
- Upper Caldecote is well located in terms of access to Biggleswade for services and facilities.
- There are concerns regarding the visual impact on the site from the south and so mitigation would be required to screen the southern boundary.
- The development would also need to enhance and maintain the character of Water Lane.
- The site is located on Grade 1 land.
- The site adjoins the settlement boundary and would not have an adverse impact on the

character of Upper Caldecote as it would not extend the settlement envelope beyond the adjoining development.

STAGE 3: ACHIEVABILITY

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

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

Viability

- Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?
 - High (G) Benchmark land value comfortably exceeded by likely residual value
 - Low (A) Marginal viability, with likely residual land value close to benchmark land value
 - Very Low (R) Likely residual value well below benchmark land value

The Council's Residential
Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.

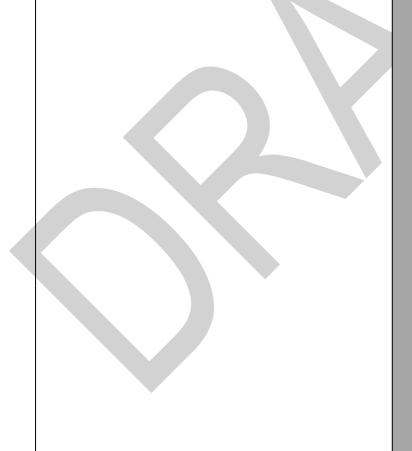
Achievability

Are there any market factors which would affect deliverability?

None – sole land owner

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	Deliverable 0 to 5 years
46	What is the indicative build out time of the site?	Over a two year period. 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 t	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 HOUSING³⁰

Site details	
Reference Number	ALP397
Site Name	Land at Hitchin Road
Site Address	Land at Hitchin Road, Upper Caldecote
Settlement	Upper Caldecote
Size	Submitted Developable Area: 4.5ha
	Submitted Whole Site Area: 5ha
	Measured GIS Area: 5 ha
Proposed Use	Residential development
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.					
	sional Site Capacity	T				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 80 Number of proposed dwellings as per CBC methodology: 90			
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% in Floodzone 2 or 3			
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk form 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 in AONB			
Does	the site continue to next stage?		Yes			

 30 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 more³¹.

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 proposed development could form an extension to Upper Caldecote in the south as it joins 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?	l.	Yes

STAG	SE 1C ASSESSMENT	
This s	stage of the assessment rules out sites that are not able to meet	their critical infrastructure needs ³² .
Critic	al Infrastructure	
8	Can the site meet the critical infrastructure A	Further information required
	requirements that will enable delivery ³³ ?	
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 The land is currently in vacant Would the existing use limit the development agricultural use and should not limit potential? the development. 10 Is the land controlled by a developer or land owner G The land owners are intent on who has expressed an intention to develop the site? developing the land. 11 Are there any legal or ownership problems that could There are no known legal or G delay or prevent development? ownership problems that can delay If Yes, then can these be issues be realistically development. overcome? 12 Does the site already have planning permission for G There no planning applications for the proposed use? If yes, then score as Red this area of land.

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)

³² 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.

³³ 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.

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 2.34	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	Arable use	
	with the NPPF definition?			
	• 76% - 100% (G)			

³⁴ 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)		
Commi	• 25% - 0% (Greenfield) (R)		
17	nunity	No	Area designated
17	Neighbourhood Planning (only applicable in designated areas)	No	Area designated
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known community consultation
10	Has any community consultation taken place?	110	140 Kilowii 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	110	nto impact on dustamasinty
	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	Number of houses in 2006: 933
	years, what has been the level of housing growth in		Number of houses in 2016: 985
	the parish?		Percentage growth: 5.57%
	 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	If all the outstanding permissions
	outstanding permissions (as of April 2016) were to		were to be completed this would be
	be completed?		an additional 3.96% growth.
	 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		
Di :	data).		
	cal Constraints		Flot field for a misultanel with a
22	Are there any physical constraints or permanent	G	Flat field for agricultural with no
	features that affect the site's developability?		physical constraints
	For example pylons, gas works, sewage treatment		
Poloti	works, topography or wind turbines.		
23	ionship to Settlement Would development of the site be complementary to	Α	The proposed development would
23	the existing settlement pattern, and would it have an	^	The proposed development would result in development in the south
	adverse impact on any historic, unique or distinctive		of the settlement and result in
	characteristics of the settlement's built or natural		considerable backland
	form?		development.
Agric	ultural Land Quality		do voiopinoni.
24	Would the development impact on high quality	R	Grade 1
	agricultural land?	``	0.440 1
	50% or more in non-agricultural land (G)		
	50% of more in Grade 3b, 4 or 5 (A)		
	 50% or more in Grade 35, 4 or 3 (A) 50% or more in Grade 1, 2 or 3a (R) 		
	- Ju /u Ji ilibig ili Qiaug I, Z Ul Ja (I\)	Ì	1

STAGE 2 ASSESSMENT

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

Stage	e 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 Council's Settlement Hierarchy Audit.	of the sit	te for housing. It links to the		
25a	Issues relating to capacity are assessed separately Does the settlement have a Primary/Lower school?	G	Within 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 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)	R	None		
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	Yes – Hitchin Road		

Scho	School Capacity			
30	Do the local schools have capacity at all tiers?	Α	Additional places likely to be	
			required	
31	If not, has a commitment been made to address	Α	Small lower school unlikely to	
	this?		manage increase in pupils from	
			development, deficit in middle and	
			upper school forecast has already	
			been identified – financial	
			contributions across all phases	
	Utilities (Gas, Electricity and Broadband Infrastruc	ture will		
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a	
	infrastructure for waste water and potable water?		statutory duty to supply water and	
			waste water infrastructure to new	
			development sites and a lack of	
			available capacity does not prevent	
			future development. Any	
			infrastructure upgrades required	
			will depend on the quantum and	
			location of growth falling within	
			each catchment area. Whilst the	
			Stage 1 Water Cycle Study (April	
			2017) identifies the current capacity	
			of existing water infrastructure, a	
			Stage 2 study will be prepared to	
			test the cumulative effect of sites	
			that have been shortlisted for	
			allocation in the Local Plan and	
			identify the nature and timing of	
Droin	age and Flooding (All sites subject to Sequential To	ot)	any upgrades required.	
33	age and Flooding (All sites subject to Sequential Te What is the conclusion of the sequential approach to	A	OW present, JFlow modelling	
33	site allocations, in regards to flood risk?		required to confirm flood risk	
	No assessment required (G)		required to commit hood hisk	
	Consider Further Assessment (A)			
	Further Assessment Required (R)			
Envir	onmental Health			
34	Contamination	R/A/G	Awaiting comments	
34	Are there any contamination constraints on site and	10,700	7 Walting comments	
	will there be any remediation required?			
35	Adjoining uses	Α	Road traffic	
	Would any adjoining uses have the potential to	' `	Troad traine	
	cause conflict with the proposed use? (for example;			
	noise and smell)			
Envir	onmental Constraints			
36	Landscape character	Α	Some scope – would need to	
	What would the impacts of development be on the		safeguard trees and hedges and	
	landscape character or setting of the area or any		reflect local character of "village	
	designated landscapes? Would there be any direct		green " grassed open spaces."	
	or indirect harm to the Area of Outstanding Natural			
	Beauty or the Nature Improvement Area?			
37	Heritage/ Archaeology	Α	Site has multi-period	
	What would the impacts of development be on any		archaeological potential but this	
	heritage assets and their setting?		would not prevent allocation	
	Are there any opportunities for enhancement of		providing appropriate mitigation is	
	these assets?		undertaken	
38	Ecological Assets	R	Grade 1 agric land. open grassland	

39	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? Open space/leisure and GI assets Are there any potential conflicts with open space,	A/G	foraging for bats / birds. Compliment existing GI, close to NIA No parish GI plan, but site not identified in Mid Beds GI network.
	leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?		Parcel 3 adjacent to existing open space – would need to buffer and extend this open space. Lots of watercourses – flood risk? 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?	A	Site is within MSA
Plann	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		NA
Does	the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is not considered for further assessment.

- Although the site could form an extension to Upper Caldecote, it would result in a large backland development.
- The site is also located on Grade 1 agricultural land and there are ecological concerns with development on this site and the impact that this would have on ecological assets.
- The site is also located in a mineral safeguarding site.
- Upper Caldecote has few facilities and services most of which need to be accessed in the adjoining settlement, namely Biggleswade.

Site Assessment Framework for HOUSING³⁵

Site details	
Reference Number	ALP398
Site Name	Land at The Pound Ickwell Road Upper Caldecote
Site Address	Land at Ickwell Road Upper Caldecote
Settlement	Northill
Size	Submitted Developable Area: 3.5 ha
	Submitted Whole Site Area: 4.5 ha
	Measured GIS Area: 4.9 ha
Proposed Use	Residential development
Any other	NLP478
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: 40 Number of proposed dwellings as per CBC methodology: 63	
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% in Floodzone 2 or 3	
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk form 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 in AONB	
Does	the site continue to next stage?		Yes	

35 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 more³⁶.

Relationship to Settlement

ItClat			
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 proposed development is separated from the main settlement by Hitchin Road to the east and Ickwell Road to the south. There is development on three of the other sides of the cross roads. The site is considered to be an extension to the settlement but a smaller portion mirroring development on the eastern side of the road would be considered more suitable.
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 1C ASSESSMENT			
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³⁷ .		
Critic	Critical Infrastructure		
8	Can the site meet the critical infrastructure	Α	Further information required
	requirements that will enable delivery ³⁸ ?		
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?

11 Are there any legal or ownership problems that could G

The land is currently in vacant agricultural use and should not limit the development.

The land owners are intent on developing the land.

There are no known legal or

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)

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

³⁸ 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.

	delay or prevent development? If Yes, then can these be issues be realistically overcome?		ownership problems that can delay 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	There no planning applications for this area of land.
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.

Greer	nbelt		
13	Is the site located within the Green Belt?	No	Not in greenbelt
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 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	Yes or No Yes/ No/ N/A	Details
Does	2. ³⁹ the site continue to next stage?		Yes
2000	the one continue to home stage.		100

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

39

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

	question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.			
	Previously Developed Land			
16	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G)	R	Arable use	
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			
Comr	nunity	L		
17	Neighbourhood Planning (only applicable in	No	Area designated	
	designated areas)		· · · · · · · · · · · · · · · · · · ·	
	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	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)			
	llative Impact			
20	Considering housing completions over the past 10	Α	Number of houses in 2006: 933	
	years, what has been the level of housing growth in		Number of houses in 2016: 985	
	the parish?		Percentage growth: 5.57%	
	 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).	_	If all the acutators discuss requires a con-	
21	What level of housing growth would there be if all the	G	If all the outstanding permissions	
	outstanding permissions (as of April 2016) were to be completed?		were to be completed this would be an additional 3.96% growth.	
	Less than 5% growth (G)		an additional 3.90% growth.	
	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	1		
22	Are there any physical constraints or permanent	G	Flat field for agricultural with no	
	features that affect the site's developability?		physical constraints	
	For example pylons, gas works, sewage treatment			
	works, topography or wind turbines.			
	onship to Settlement			
23	Would development of the site be complementary to	Α	Would not have an adverse impact	
	the existing settlement pattern, and would it have an		on settlement pattern.	
	adverse impact on any historic, unique or distinctive		Development on three other side of	
	characteristics of the settlement's built or natural		cross road. Smaller portion would	
	form?		be more suitable.	

Agricultural Land Quality				
24	Would the development impact on high quality	R	Grade 1	
	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.

	age 2B will be looked at as a whole using planning balance.			
	Fransport and Access to Services			
	Facilities and services			
25	Question 26 considers the suitability and sustainability	of the sit	re for housing. It links to the	
	Council's Settlement Hierarchy Audit.	or the on	o for floading. It limbs to the	
	Issues relating to capacity are assessed separately			
25a	Does the settlement have a Primary/Lower school?	G	Within settlement	
	Yes, in the settlement (G)			
	Yes, proposed as part of the development (G)		v	
	No, but an adjoining settlement does (A)			
	Not in the settlement or an adjoining			
25b	settlement (R) Does the settlement have a Middle school (if	A	Adjoining cottlement	
230	applicable)?	A	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) 			
	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, prepayed as part of the development (C) The settlement (G) Yes, prepayed 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?	R	None	
	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	
	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 (C)		1
	part of the development (G)		
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	Yes – Hitchin Road
	ol Capacity	T -	
30	Do the local schools have capacity at all tiers?	А	Additional places likely to be required
31	If not, has a commitment been made to address this?	A	Small lower school unlikely to manage increase in pupils from development, deficit in middle and upper school forecast has already been identified – financial contributions across all phases
	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	et)	any apgrades required.
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	I = · - · -	
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)	А	Road traffic
	onmental Constraints		Niet erstelle f
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	R	Not suitable for development – part of extensive open agricultural landscape – wide ranging views characteristic; no context to expand built form.

	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G	Site is considered to have low archaeological potential. No objection to allocation
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Grade 1 agric land in NIA, potential for ecological enhancements
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G	No parish GI plan. Not within District GI network. No loss of LS open space.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Site is within MSA
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?		Yes/ No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

A small portion of the site can be considered for further assessment.

- The site could form an extension to Upper Caldecote, developing on the north western side
 of the cross roads.
- There is development on the other three corners of the cross roads. A smaller portion of the site would be considered more suitable for development and this would relate better to the existing settlement pattern.
- The site is located on Grade 1 agricultural land.
- There are landscape concerns with development on this site and the impact that this would have on views into the agricultural landscape. This would require mitigation to maintain and conserve these views.
- The site is also located in a mineral safeguarding site.
- Upper Caldecote has few facilities and services most of which need to be accessed in the adjoining settlement, namely Biggleswade.

Due to the above reasons, a smaller portion of the site can be considered for further assessment.

STAGE 3: ACHIEVABILITY

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

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

Viability			
43	Referring to the Viability Assessment undertaken by	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 of development in this value area High (G) Benchmark land value comfortably exceeded by likely residual value and at this scale would exceed both the upper and lower Low (A) Marginal viability, with likely residual benchmark land values and as land value close to benchmark land value such the report indicates that such Very Low (R) Likely residual value well below development would likely be viable. benchmark land value **Achievability** 44 Are there any market factors which would affect None - sole land owner 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 Deliverable When can the scheme realistically commence delivery? 0 to 5 years (deliverable) 0 to 5 years 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 46 What is the indicative build out time of the site? Over a two year period.

	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 HOUSING⁴⁰

Site details	
Reference Number	ALP399
Site Name	Land Adjacent to Sand Lane, Northill
Site Address	Land South of Sand Lane, Northill
Settlement	Northill
Size	Submitted Developable Area: 0.3ha
	Submitted Whole Site Area: 0.32ha
	Measured GIS Area: 0.34 ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT				
	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	Yes	Number of proposed dwellings as per proforma: 7-12		
	 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. 		Number of proposed dwellings as per CBC methodology: 9		
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% of the site located in flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% of the site 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?					

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

Site Assessment Framework for HOUSING⁴¹

Site details	
Reference Number	ALP428
Site Name	29 Bedford Road, Northill
Site Address	29 Bedford Road, Northill
Settlement	Northill
Size	Submitted Developable Area: 1.67ha
	Submitted Whole Site Area: 2.5ha
	Measured GIS Area: 2.5 ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT					
This s	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: 40 Number of proposed dwellings as per CBC methodology: 40			
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not 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			

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

STAG	STAGE 1B ASSESSMENT				
This s	This stage of the assessment rules out sites that are not well related to existing settlements but are of an				
insuff	icient size to be self contained. It also rules out sites wh	ich would	d cause coalescence of existing		
towns	s or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will		
provio	de 1,500 homes or more ⁴² .				
Relat	ionship to Settlement				
6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?				
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.		

No



Does the site continue to next stage?

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

Site Assessment Framework for HOUSING⁴³

Site details	Site details			
Reference Number	NLP003			
Site Name	The Paddock Sand Lane, Northill			
Site Address	Field to the east end of Sand lane, Northill			
Settlement	Northill			
Size	Submitted Developable Area: 2.21ha Submitted Whole Site Area: 2.21ha			
	Measured GIS Area: 2.25ha			
Proposed Use	Residential			
Any other				
information				

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT				
This s	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: 15-25 Number of proposed dwellings as per CBC methodology: 40		
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not 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					

 $^{^{43}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAC	STAGE 1B ASSESSMENT				
This:	This stage of the assessment rules out sites that are not well related to existing settlements but are of an				
insuff	ficient size to be self contained. It also rules out sites wh	ich would	d cause coalescence of existing		
towns	s or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will		
provi	de 1,500 homes or more ⁴⁴ .				
Relat	tionship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	This site is detached from the settlement of Northill and would not represent a logical extension.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.		

No



Does the site continue to next stage?

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

Site Assessment Framework for HOUSING⁴⁵

Site details	Site details			
Reference Number	NLP065			
Site Name	Land off Biggleswade Road and Pound Close			
Site Address	Land off Biggleswade Road and Pound Close, Upper Caldecote			
Settlement	Upper Caldecote			
Size	Submitted Developable Area: 3.5ha			
	Submitted Whole Site Area: 3.8ha			
	Measured GIS Area: 1.64ha			
Proposed Use	Residential			
Any other				
information				

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

CTAC	DE 4A ACCECCMENT				
	STAGE 1A ASSESSMENT				
	stage of the assessment rules out sites that are too sma	ii or cont	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: 90		
	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.		Number of proposed dwellings as		
	Site Size Gross to net ratio standards		per CBC methodology: 39		
	 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.				
	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	,		
2	Is more than 50% of the site located in Flood Zone 2	No	Not in flood zone 2 or 3		
	or 3?				
3	Is more than 50% of the site at risk from surface	No	Not at risk from surface water		
	water flooding?		flooding		
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally	No	No designations		
	significant designations? These are: Sites of Special				
	Scientific Interest, National Nature Reserves,				
	Scheduled Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within the Area	No	Not in AONB		
	of Outstanding Natural Beauty?				
Does	the site continue to next stage?		yes		

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

⁹⁸

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 more⁴⁶. **Relationship to Settlement** For sites that are not of a sufficient scale to be self-Α The site is adjacent to the existing contained, is the site a logical extension to the Settlement Envelope of Upper settlement or are there any major physical Caldecote. Access does not appear constraints(for example A roads, rivers or railways) sufficient - it is proposed to be that separate it from the main settlement? provided through Pound Close. More information would be required. 7 Does the site cause coalescence between an G No 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

STAC	GE 1C ASSESSMENT			
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁴⁷ .			
Critical Infrastructure				
8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴⁸ ?	A	The form states that none is required although access looks problematic	
Does the site continue to next stage?			Yes	

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?

STAG	STAGE 1D ASSESSMENT				
This s	stage of the assessment rules out sites that are not avai	lable. A s	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? Would the existing use limit the development potential?	G	Horticulture. The existing use would not limit the development potential of the site.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole landowner		
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	None identified in the submission		

⁴⁶

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)

⁴⁷ 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.

⁴⁸ 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
	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.

i iaii.	T IOTT					
	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 2.49	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

⁴⁹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

16	Is the site Previously Developed Land in accordance with the NPPF definition? • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R)	G	The site is a horticultural nursery but it does not look like there are any permanent structures on the land. Consider the majority is greenfield
Comr	munity		
17	Neighbourhood Planning (only applicable in	No	Designated area
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	No known consultation
'0	Has any community consultation taken place?	140	140 Kilowii colisalialion
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	There would perhaps be a minor
	Would this proposal impact on the sustainability of		loss of jobs associated with the
	the settlement through the loss of services and		horticultural use
	facilities (for example, employment, retail, public		
	house etc)		
Cumi	Ilative Impact		
20		Λ	5.57%
20	Considering housing completions over the past 10	Α	5.57 %
	years, what has been the level of housing growth in		
	the parish?		
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
	census and completions data).		
21	What level of housing growth would there be if all the	G	3.96%
2		G	3.90 /0
	outstanding permissions (as of April 2016) were to		
	be completed?		
	 Less than 5% growth (G) 		
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints	<u> </u>	
22	Are there any physical constraints or permanent	G	None
	features that affect the site's developability?	~	110110
	For example pylons, gas works, sewage treatment		
D. L. C	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	Α	This is a backland site accessed
	the existing settlement pattern, and would it have an		through an existing small
	adverse impact on any historic, unique or distinctive		development.
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		<u></u>
24	Would the development impact on high quality	R	40% grade 1, 60% grade 2
	agricultural land?	'`	1070 grado 1, 0070 grado 2
	agnoultural land:	L	

•	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 2B will be looked at as a whole using planning balance.			
	sport and Access to Services	<u>, </u>		
25	Facilities and services			
20	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	Yes	
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	 Not in the settlement or an adjoining 			
	settlement (R)		Y	
25b	Does the settlement have a Middle school (if	Α	Children go to middle schools in	
	applicable)?		Biggleswade	
	Yes, in the settlement (G)			
	Yes, proposed as part of the development (G)			
	No, but an adjoining settlement does (A) Other satelyment school sucilely (A)			
25c	Other catchment school available (A) Does the settlement have a Secondary/ Upper	Α	Children go to the Upper School in	
230	school?	^	Biggleswade	
	Yes, in the settlement (G)		Diggieswade	
	 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	R	No	
	centre?			
	 Yes, in the settlement (G) 			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	Not in the settlement or an adjoining			
00	settlement (R)	^	Hanar Caldaasta kaa sanyaniansa	
26	What retail provision does the settlement offer? • Town Centre/ Supermarket (G)	Α	Upper Caldecote has convenience stores one of which contains a post	
	 Convenience Store / Post Office / Newsagent 		office	
	(A)		onice	
	• None (R)			
27	Distance to bus stops with a frequent service (at	R	Over 800m from the site	
	least hourly at peak times):			
	 Less than 400m (G) 			
	• 400m-800m (A)			
	 Over 800m (R) 			
	 OR submission form stated that improved 			
	public transport facilities could be provided as			
	part of the development (G)			
28	Distance to nearest train station:	R	Over 1,200m from the site	
L	Less than 800m (G)	1		

	800m-1200m (A)Over 1200m (R)		
29	Is the site accessible from the existing road network?	R	Upper Caldecote does have direct access onto the A1 but it is unclear from the submission how this site will be accessed from Pound Close/Bedford Road
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Lower school may require some additional land for expansion, some existing capacity at middle and upper school.
31	If not, has a commitment been made to address this?	Α	Commitments required
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	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) conmental Health	A	OW present, JFlow modelling required to confirm flood risk
34	Contamination	R/A/G	Awaiting comments
34	Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Awaiting comments
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Concerns regarding precedent for backland development and loss of market gardening context for this agricultural village. Some scope if set within strong integrating landscape to mitigate views from the north.

37	Heritage/ Archaeology	H = G	Sensitive but possible		
	What would the impacts of development be on any	A = G	Site is considered to have low		
	heritage assets and their setting?		archaeological		
	Are there any opportunities for enhancement of		potential.		
	these assets?				
38	Ecological Assets	G	NIA Opportunities for enhancement		
	What would the impacts of development be on any				
	biological, geological or ecological assets and are				
	there any opportunities for their enhancement?				
39	Open space/leisure and GI assets	G	On edges of Greensand Ridge NIA		
	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?				
Miner	als and Waste				
40	What would the impacts of development be on	A	Within Mineral Safeguarding Area		
	safeguarded minerals and waste sites, including				
	mineral safeguarding sites?				
Plann	Planning History				
41	What is the sites planning history? (For example		NA		
	planning applications and submissions to previous				
	Allocations Plans)				
Does	the site continue to next stage?		Yes		

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is to be considered further for assessment.

- There are no major constraints on site.
- Mitigation will be required to soften the impact on the landscape from developing the site.
- Access needs to be investigated further.

STAGE 3: ACHIEVABILITY

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

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

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

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	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. O to 5 years
46 What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential
Door the site pass this store?	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
Does the site pass this stage?	100

SUMMARY

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

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

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



Site Assessment Framework for HOUSING⁵⁰

Site details	
Reference Number	NLP205
Site Name	Woodside Caravan Park
Site Address	Woodside Caravan Park, Thorncote Road, Hatch
Settlement	Hatch
Size	Submitted Developable Area: 2ha Submitted Whole Site Area: 3ha
	Measured GIS Area: 6.2ha
Proposed Use	Residential development
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				
	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: 54		
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?	Yes	More than 50% of the site falls within the flood zone.		
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	There are no nationally significant designations on the site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The proposed development is totally clear of AONB		
Does the site continue to next stage?					

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

Site Assessment Framework for HOUSING⁵¹

Site details			
Reference Number	NLP206		
Site Name	The Paddock		
Site Address	The Paddock, Land at Village Farm, Thorncote Green, Sandy		
Settlement	Thorncote (Northill Parish)		
Size	Submitted Developable Area: 0.35ha		
	Submitted Whole Site Area: 0.4ha		
	Measured GIS Area: 0.27ha		
Proposed Use	Residential		
Any other			
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
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.	Yes	Number of proposed dwellings as per proforma: 1-2 Number of proposed dwellings as per CBC methodology: 8		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not 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	Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations		
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?		No		

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

Site Assessment Framework for HOUSING⁵²

Site details	
Reference Number	NLP207
Site Name	Land at Thorncote Road, Northill
Site Address	Land at Thorncote Road, Northill
Settlement	Northill
Size	Submitted Developable Area: 0.75ha
	Submitted Whole Site Area: 0.75ha
	Measured GIS Area: 0.86 ha
Proposed Use	Residential
Any other	
information	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 8-10 Number of proposed dwellings as per CBC methodology: 18		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding		
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations		
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		

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

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	This is a large infill site which could continue the linear pattern of development along Thorncote Road
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
Does	the site continue to next stage?	l.	Yes

STAC	SE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁵⁴ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure G	Access improvement required		
	requirements that will enable delivery ⁵⁵ ?			
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 development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.

Availability What is the existing use of the site? G Agricultural Land Would the existing use limit the development The existing use would not limit the development potential of the site potential? 10 Is the land controlled by a developer or land owner G Sole landowner who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could G None 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 the proposed use? If yes, then score as Red because it's not eligible for allocation.

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

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)

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

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.

i iaii.					
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 2.56	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	100% greenfield	
	with the NPPF definition?		-	
	• 76% - 100% (G)			

⁵⁶ 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) Community Neighbourhood Planning (only applicable in designated areas)	
Community Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan? No Unknown	
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	
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	
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	
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	
Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community	
If yes, provide brief details on the form this consultation took and any overall community	
consultation took and any overall community	
l roenoneo	
19 Sustainability of Settlement No No impact	
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	
20 Considering housing completions over the past 10 A 5.57% across the parish of	Northill
years, what has been the level of housing growth in	
the parish?	
• Less than 5% growth (G)	
• 5% to 20% growth (A)	
More than 20% growth (R)	
This is calculated by working out the total number of	
completions over the last ten years as a percentage	
of the dwellings in April 2006 (as calculated using	
census and completions data).	NI (I- 1)
What level of housing growth would there be if all the G 3.96% across the parish of	Northill
outstanding permissions (as of April 2016) were to be completed?	
Less than 5% growth (G)	
• 5% to 20% growth (A)	
More than 20% growth (R)	
This is calculated by working out the total number of	
outstanding permissions as of April 1st 2016 as	
percentage of the total number of dwellings in April	
2016 (as calculated using census and completions	
data).	
Physical Constraints	
Are there any physical constraints or permanent G No known physical constra	ints
features that affect the site's developability?	
For example pylons, gas works, sewage treatment	
works, topography or wind turbines. Relationship to Settlement	
23 Would development of the site be complementary to G This development has the	ootential
the existing settlement pattern, and would it have an to continue the linear patte	
adverse impact on any historic, unique or distinctive development along Thorno	
characteristics of the settlement's built or natural Road	
form?	
Agricultural Land Quality	
24 Would the development impact on high quality R 100% grade 3. It is unknown	
agricultural land? whether it is Grade 3a or G	rade 3b
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	Transport and Access to Services				
25	Facilities and services Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately	of the si	te for housing. It links to the		
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	G	Yes		
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	Other catchment school available		
25c 25d	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?	A R	No. The nearest GPs are in Sandy		
	 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) 		and Biggleswade		
26	 What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 	R	None		
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)	G	299m from bus stop		
28	Distance to nearest train station: Less than 800m (G) 800m-1200m (A) Over 1200m (R)	R	Over 1,200m		
29	Is the site accessible from the existing road network?	Α	The site has a frontage onto		

1		1	T
			Thorncote Road but it is poorly
			related in terms of accessibility to
			the wider road network.
	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	Lower school may require some
			additional land for expansion, some
			existing capacity at middle and
			upper school.
31	If not, has a commitment been made to address	Α	Commitments required
	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.
	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
	site allocations, in regards to flood risk?No assessment required (G)		water flooding, assessment is unlikely to be required
	 No assessment required (G) 		
	No assessment required (G)Consider Further Assessment (A)		
Envir	 No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health		
Envir	 No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	R/A/G	
	 No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health	R/A/G	unlikely to be required
	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination	R/A/G	unlikely to be required
	 No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and 	R/A/G	unlikely to be required
34	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required?		unlikely to be required Awaiting comments
34	 No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to 		unlikely to be required Awaiting comments
34	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses		unlikely to be required Awaiting comments
35	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) Onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;		unlikely to be required Awaiting comments
35	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints		Awaiting comments Awaiting comments
34 35 Envir	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character	R/A/G	Awaiting comments Awaiting comments The site contains a high number of
34 35 Envir	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) Onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the	R/A/G	Awaiting comments Awaiting comments The site contains a high number of mature trees and boundary
34 35 Envir	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) Onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any	R/A/G	Awaiting comments Awaiting comments The site contains a high number of mature trees and boundary enclosure. Hedgerow enclosure
34 35	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct	R/A/G	Awaiting comments Awaiting comments The site contains a high number of mature trees and boundary enclosure. Hedgerow enclosure beside the lane is important, also
34 35 Envir	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural	R/A/G	Awaiting comments Awaiting comments The site contains a high number of mature trees and boundary enclosure. Hedgerow enclosure beside the lane is important, also open land maintains views to
34 35 Envir	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct	R/A/G	Awaiting comments Awaiting comments The site contains a high number of mature trees and boundary enclosure. Hedgerow enclosure beside the lane is important, also open land maintains views to Church. Field provides agricultural
34 35 Envir 36	No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Awaiting comments Awaiting comments The site contains a high number of mature trees and boundary enclosure. Hedgerow enclosure beside the lane is important, also open land maintains views to Church. Field provides agricultural context in village.
34 35 Envir	 No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology 	R/A/G R	Awaiting comments Awaiting comments The site contains a high number of mature trees and boundary enclosure. Hedgerow enclosure beside the lane is important, also open land maintains views to Church. Field provides agricultural context in village. Sensitive but possible
34 35 Envir 36	 No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology What would the impacts of development be on any 	R/A/G	Awaiting comments Awaiting comments The site contains a high number of mature trees and boundary enclosure. Hedgerow enclosure beside the lane is important, also open land maintains views to Church. Field provides agricultural context in village. Sensitive but possible The site is considered to have low
34 35 Envir 36	 No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? 	R/A/G R	Awaiting comments Awaiting comments The site contains a high number of mature trees and boundary enclosure. Hedgerow enclosure beside the lane is important, also open land maintains views to Church. Field provides agricultural context in village. Sensitive but possible The site is considered to have low archaeological
34 35 Envir 36	 No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health Contamination Are there any contamination constraints on site and will there be any remediation required? Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) onmental Constraints Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology What would the impacts of development be on any 	R/A/G R	Awaiting comments Awaiting comments The site contains a high number of mature trees and boundary enclosure. Hedgerow enclosure beside the lane is important, also open land maintains views to Church. Field provides agricultural context in village. Sensitive but possible The site is considered to have low

	these assets?			
38	Ecological Assets What would the impacts of development be on any	G	Buffer existing habitats, opportunities for enhancement	
	biological, geological or ecological assets and are		opportunities for enhancement	
	there any opportunities for their enhancement?			
39	Open space/leisure and GI assets	Α	Adjacent to Greensand Ridge	
	Are there any potential conflicts with open space,		Walk. Within Greensand NIA.	
	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 is to be considered further.

- Mitigation will be required to protect the mature tress and boundary enclosure.
- To preserve the views from the site to the Church, careful design will be required.
- It is considered that the site will not have a detrimental impact on the settlement pattern as it continues the linear pattern of development.

STAGE 3: ACHIEVABILITY

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

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

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

		property values in a relatively short
		period of time, whereby it is
		considered that the viability of developments within this report has
		been cautious. For example in
		2016 Dunstable has benefited from
		a 17.9% housing price increase
		with an average annual house price
		increase in 2016 for housing within Central Bedfordshire of 10.74%.
		Central Dedicted in 10.7470.
		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?	Within 0-5 years
	0 to 5 years (deliverable)	
	• 6 to 10 years	
	 11 to 15 years 	
	15 to 20 yearsOutside Plan Period	
46	What is the indicative build out time of the site?	1 year
	What is the indicative band out time of the site.	1 your
		The Case Study Sites outlined
		within the Council's Residential Development Viability Report (Feb
		2017) indicates that after the site
		has received detailed planning
		permission a single housebuilder
	_	would likely take one year to build out this site.
Does	the site pass this stage?	Yes

SUMMARY

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

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

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



Site Assessment Framework for HOUSING⁵⁷

Site details		
Reference Number	NLP216	
Site Name	Land at Thorncote Road, Hatch	
Site Address	Land at Thorncote Road, Hatch	
Settlement	Hatch	
Size	Submitted Developable Area: 0.4ha	
	Submitted Whole Site Area: 0.4ha	
	Measured GIS Area: 0.74	
Proposed Use	Residential housing (80-100% affordable)	
Any other	This proposal could be considered as a rural exception scheme	
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:8-10 Number of proposed dwellings 9		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in flood zone 2		
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?					

 $^{^{57}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING⁵⁸

Site details			
Reference Number	NLP263		
Site Name	Land south of Biggleswade Road, Upper Caldecote		
Site Address	Land south of Biggleswade Road, Upper Caldecote		
Settlement	Upper Caldecote		
Size	Submitted Developable Area: 21.35 acres		
	Submitted Whole Site Area: 21.35 acres		
	Measured GIS Area: 8.78 ha		
Proposed Use	Residential development		
Any other	Similar land parcel to NLP431		
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 s	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:160 Number of proposed dwellings as per CBC methodology: 157		
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% in Floodzone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk form 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 in 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.

	towns of vinages. For the purposes of this assessment, a son contained site is defined as a site which will				
prov	provide 1,500 homes or more ⁵⁹ .				
Rela	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	A	The proposed development could form an extension to Upper Caldecote in the south. There are no physical constraints that separate it from the settlement. the site is large in scale and as such a smaller portion would be considered more acceptable.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not	G	No coalescence		

STAG	STAGE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁶⁰ .			
Critic	cal Infrastructure			
8	Can the site meet the critical infrastructure	Α	Further information required	
	requirements that will enable delivery ⁶¹ ?			
Does	Does the site continue to next stage?			

Yes

be possible for appropriate buffers to be provided leaving a reasonable developable area based on the

individual context of the site.

Does the site continue to next stage?

STAG	STAGE 1D ASSESSMENT				
This s	stage of the assessment rules out sites that are not avai	lable. A s	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? Would the existing use limit the development potential?	G	The land is currently in vacant agricultural use and should not limit the development.		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	There is ongoing discussion between the landowners to ensure that all land owners are intent on developing the site.		
11	Are there any legal or ownership problems that could delay or prevent development?	А	There could potentially be ownership problems as it appears		

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)

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.

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.

	If Yes, then can these be issues be realistically		that not all landowners are signed
	overcome?		up.
12	Does the site already have planning permission for	G	There no planning applications for
	the proposed use? If yes, then score as Red		this area of land.
	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	reenbelt				
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 2.62	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

_

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

Stage	Stage 2A will be looked at as a whole using planning balance.				
	Previously Developed Land				
16	Is the site Previously Developed Land in accordance	R	Arable use		
	with the NPPF definition?				
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	 25% - 0% (Greenfield) (R) 				
Comi	munity				
17	Neighbourhood Planning (only applicable in	No	Area designated		
	designated areas)				
	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				
40	response.	N.	N		
19	Sustainability of Settlement	No	No impact on sustainability		
	Would this proposal impact on the sustainability of the settlement through the loss of services and				
	facilities (for example, employment, retail, public house etc)		· ·		
Cumi	ulative Impact				
20	Considering housing completions over the past 10	Α	Number of houses in 2006: 933		
20	years, what has been the level of housing growth in	A	Number of houses in 2006, 935		
	the parish?		Percentage growth: 5.57%		
	Less than 5% growth (G)	· ·	1 Creentage growth. 5.57 70		
	• 5% to 20% growth (A)				
	More than 20% growth (R)		, and the second		
	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	If all the outstanding permissions		
	outstanding permissions (as of April 2016) were to		were to be completed this would be		
	be completed?		an additional 3.96% growth.		
	 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				
Ì	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				
22	Are there any physical constraints or permanent	G	Flat field for agricultural with no		
	features that affect the site's developability?		physical constraints		
	For example pylons, gas works, sewage treatment				
	works, topography or wind turbines.				
	ionship to Settlement				
23	Would development of the site be complementary to	Α	Although there is development on		
	the existing settlement pattern, and would it have an		the eastern side of the village, the		
	adverse impact on any historic, unique or distinctive		proposed site is considered large in		
	characteristics of the settlement's built or natural		scale in comparison to Upper		
A '	form?		Caldecote.		
Agric	cultural Land Quality				

24	Would the development impact on high quality	R	Grade 1
	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.

	ge 2B will be looked at as a whole using planning balance.				
Transport and Access to Services					
25					
	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	Within settlement		
	 Yes, in the settlement (G) 				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 		Y		
	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, progressed as part of the development (C)				
	Yes, proposed as part of the development (G) No. has been additionable and decay (A).				
	No, but an adjoining settlement does (A)Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	Α	Adjoining settlement		
250	school?	A	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)				
25d	Does the settlement have a GPs surgery or medical	Α	Adjoining settlement		
	centre?		3		
	Yes, in the settlement (G)				
	 Yes, proposed as part of the development (G) 				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
	settlement (R)				
26	What retail provision does the settlement offer?	R	None		
	 Town Centre/ Supermarket (G) 				
	 Convenience Store / Post Office / Newsagent 				
	(A)				
07	None (R) Right (A) None (R)	_	0 000		
27	Distance to bus stops with a frequent service (at	R	Over 800m		
	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)				
	part of the development (G)				

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	Yes – Biggleswade Road
	ol Capacity	l a	A LPC
30	Do the local schools have capacity at all tiers?	А	Additional places likely to be required
31	If not, has a commitment been made to address this?	A	Small lower school unlikely to manage increase in pupils from development, deficit in middle and upper school forecast has already been identified – financial contributions across all phases
Water	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	st)	
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) onmental Health	Ğ	Site is at limited risk of surface water flooding, assessment is unlikely to be required
34	Contamination	D/A/C	Augiting comments
34	Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Woodlands Nursery / Various Commercial
	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?	А	Scope for growth proportionate to existing development if associated with GI and wooded screen to open vale landscape to south
37	Heritage/ Archaeology	G	Site is considered to have low

	What would the impacts of development be on any		archaeological potential. No
	heritage assets and their setting?		objection to allocation
	Are there any opportunities for enhancement of		
	these assets?		
38	Ecological Assets	A/G	Grade 1 agric land, potential impact
	What would the impacts of development be on any		on farmland species
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets	G	No parish GI plan. Not within
	Are there any potential conflicts with open space,		District GI network.
	leisure designations or Rights of Way? Is there		No loss of LS open space.
	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	Α	Site is within MSA
	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?

The site is to be considered further for development.

- The site could form an extension to Upper Caldecote, developing on the southern side of Biggleswade Road. There is development on the southern side of the road.
- A smaller portion of the site would be considered more appropriate for development and would be in proportion to Upper Caldecote and this would relate better to the existing settlement pattern.
- The site is located on Grade 1 agricultural land and the site is also located in a mineral safeguarding site.
- Upper Caldecote has few facilities and services most of which need to be accessed in the adjoining settlement, namely Biggleswade.

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	A	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale with £38k infrastructure costs would not exceed both the upper and lower benchmark land value and as such		

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

	property figures between 2013 and
	property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower
	value areas of the Authority.
When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period	Deliverable 0 to 5 years
What is the indicative build out time of the site? Does the site pass this stage?	Over a five year period. 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. 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 HOUSING⁶³

Site details	Site details				
Reference Number	NLP308				
Site Name	Land accessed from Caldecote Road				
Site Address	Land accessed from Caldecote Road, Ickwell				
Settlement	Ickwell				
Size	Submitted Developable Area: 5.3?				
	Submitted Whole Site Area:				
	Measured GIS Area: 10.87ha				
Proposed Use	Residential development				
Any other					
information					

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT					
This s	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:40 Number of proposed dwellings as per CBC methodology: 195			
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% in Floodzone 2 or 3			
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk form 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 in AONB			
Does the site continue to next stage?						

 $^{^{63}}$ 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.

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 proposed development does form an extension to lckwell. Although it is connected to lckwell the site extends southwards away from the settlement. The scale of the site is large in comparison 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 s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁶⁵ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure	G	Can be provided on site	
	requirements that will enable delivery ⁶⁶ ?		·	
Does	Does the site continue to next stage? Yes			

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G 9 The land is currently in vacant Would the existing use limit the development agricultural use and should not limit potential? the development. The land owners are intent on 10 Is the land controlled by a developer or land owner G who has expressed an intention to develop the site? developing the site. Are there any legal or ownership problems that could 11 G No known legal or ownership delay or prevent development? problems that could delay If Yes, then can these be issues be realistically development. 12 Does the site already have planning permission for G There no planning applications for

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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.

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.

the proposed use? If yes, then score as Red because it's not eligible for allocation.	this area of land.
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.				
Green	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 2.67	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

⁶⁷ 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?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	nunity		
17	Neighbourhood Planning (only applicable in	No	Designated area
	designated areas)		
	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	No impact on sustainability
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cumu	llative Impact		
20	Considering housing completions over the past 10	Α	Number of houses in 2006: 933
	years, what has been the level of housing growth in		Number of houses in 2016: 985
	the parish?		Percentage growth: 5.57%
	Less than 5% growth (G)		r ereemage gremm eler /e
	• 5% to 20% growth (A)		
	M (1 000) (1 (D)		
	 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		
24	census and completions data).	G	If all the autotomolina narroissians
21	What level of housing growth would there be if all the	G	If all the outstanding permissions
	outstanding permissions (as of April 2016) were to		were to be completed this would be
	be completed?		an additional 3.96% growth.
	• 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	G	Flat field for agricultural with no
	features that affect the site's developability?		physical constraints
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	onship to Settlement		
23	Would development of the site be complementary to	Α	The site would result in
	the existing settlement pattern, and would it have an		development southwards. The
	adverse impact on any historic, unique or distinctive		scale is proportionately large in
	characteristics of the settlement's built or natural		comparison to the existing
	form?		settlement and could have an
			impact on the settlement's built
			form.
Agric	ultural Land Quality		
24	Would the development impact on high quality	Α	Grade 3
	1 3 1 7		

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.

	tage 2B will be looked at as a whole using planning balance.				
	Transport and Access to Services				
25					
	Question 26 considers the suitability and sustainability of the site for housing. It links to the				
	Council's Settlement Hierarchy Audit.		, and the second		
	·				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	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 		Y		
	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) Output Description:	Δ	Adiata in a sauta as and		
25c	Does the settlement have a Secondary/ Upper	Α	Adjoining settlement		
	school?				
	Yes, in the settlement (G) Yes, proposed as part of the development (C)				
	 Yes, proposed as part of the development (G) 				
	No, but an adjoining settlement does (A) Other setelment asked quality (A)				
25d	 Other catchment school available (A) Does the settlement have a GPs surgery or medical 	Α	Adjoining settlement		
23 u	centre?	^	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?	R	None		
	 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		
	least hourly at peak times):				
	Less than 400m (G)				
	• 400m-800m (A)				
	 Over 800m (R) 				
	 OR submission form stated that improved 				
	public transport facilities could be provided as				
	part of the development (G)				
28	Distance to nearest train station:	R	Over 1200m		

		1	T
	 Less than 800m (G) 		
	• 800m-1200m (A)		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Yes – Upper Caldecote Road
Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	Α	Additional places likely to be
	Do the recar controls have capacity at all tions		required
31	If not, has a commitment been made to address	Α	Small lower school unlikely to
0.	this?		manage increase in pupils from
	1113:		development, deficit in middle and
			upper school forecast has already been identified – financial
107.4			contributions across all phases
	r Utilities (Gas, Electricity and Broadband Infrastruc		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
Dunin	and and Flooding (All sites subject to Convential To	-4\	any upgrades required.
	age and Flooding (All sites subject to Sequential Te		1
33	What is the conclusion of the sequential approach to	R	Level 2 assessment required
	site allocations, in regards to flood risk?		
	 No assessment required (G) 		
	 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		
	will there be any remediation required?		
35	Adjoining uses	G	No issues
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints		
36	Landscape character	R	Would extend development into
	What would the impacts of development be on the	``	small scale fields and wooded
	landscape character or setting of the area or any		landscape characteristic of
			-
	designated landscapes? Would there be any direct		Greensand dipslope.
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		0::
37	Heritage/ Archaeology	Α	Site is considered to have low
	What would the impacts of development be on any		archaeological potential, but lies

	heritage assets and their setting? Are there any opportunities for enhancement of these assets?		within the setting of a Scheduled Monument and Registered Park.
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/R	Bordered by mature tree line to east, in NIA, would need extensive buffering to achieve 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	Significant flood risk issue? Adjacent to woodland – would need buffering. Within NIA and district GI network. No loss of LS open space
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
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?		Yes/ No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Site it not to be considered further for assessment.

- There are no primary constraints to development on the site.
- Due to the floodrisk, any further development would require further flood risk assessment.
- There are also landscape and ecological concerns as development would extend into small scale fields characteristic of the Greensand dipslope.
- Development would also have an ecological impact in the NIA and the site would require extensive buffering as a result.
- Although it could be an extension to lckwell, the site is disproportionately large in comparison to the village and would have an adverse impact on the character of the village.

Site Assessment Framework for HOUSING⁶⁸

Site details	Site details				
Reference Number	NLP332				
Site Name	Land adjacent to A1				
Site Address	Hill Lane, Biggleswade, SG18 9AY				
Settlement	Northill				
Size	Submitted Developable Area: 10-16.72 ha				
	Submitted Whole Site Area: 16.72 ha				
	Measured GIS Area: 16.83ha				
Proposed Use	Residential development				
Any other					
information					

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT				
This s	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: 200 Number of proposed dwellings as per CBC methodology: 180		
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	Just less than 50% is located 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	None exist within the confines of the proposed development.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The proposed development is totally clear of 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.

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 ⁶⁹ . 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 proposed development is separated from the main settlement of Biggleswade by the A1, and is not in close proximity to Upper Caldecote. It therefore does not form a logical extension to either settlement.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not	G	Does not cause coalescence.	

No



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?

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 HOUSING⁷⁰

Site details	Site details		
Reference Number	NLP350		
Site Name	North East Side of Bedford Road, Northill		
Site Address	North East Side of Bedford Road, Northill		
Settlement	Northill		
Size	Submitted Developable Area: 0.49 ha		
	Submitted Whole Site Area: 0.49 ha		
	Measured GIS Area: 0.54		
Proposed Use	Residential		
Any other	ALP248		
information			

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 10 Number of proposed dwellings as per CBC methodology: 11		
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not 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 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					

 $^{^{70}}$ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁷¹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	This site is adjacent to the existing settlement envelope of Northill
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
Does the site continue to next stage?			No

STAC	SE 1C ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁷² .			
Critic	al Infrastructure			
8	Can the site meet the critical infrastructure G	No needs		
	requirements that will enable delivery ⁷³ ?			
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? Mown field and residential G Would the existing use limit the development The existing use would not limit the development potential of the site potential? 10 Is the land controlled by a developer or land owner G Yes who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could Α Ownership issues can be delay or prevent development? addressed. If Yes, then can these be issues be realistically overcome? 12 Does the site already have planning permission for R No. Application registered for 9 the proposed use? If ves. then score as Red dwellings. - Application approved because it's not eligible for allocation. 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

⁷² 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. ⁷³ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Site Assessment Framework for HOUSING⁷⁴

Site details			
Reference Number	NLP431		
Site Name	Land south of Biggleswade Road, Upper Caldecote		
Site Address	Land south of Biggleswade Road, Upper Caldecote		
Settlement	Northill		
Size	Submitted Developable Area: 6.7 ha		
	Submitted Whole Site Area: 6.7ha		
	Measured GIS Area: 6.7 ha		
Proposed Use	Residential development		
Any other	See NLP263		
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.				
	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: 190 Number of proposed dwellings as per CBC methodology: 120		
Floor	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not with in the boundaries of the proposed development or in the immediate area.		
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding		
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)					
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There are no nationally significant designations on the site.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The proposed development is totally clear of AONB		
Does	the site continue to next stage?		Yes		

⁷⁴ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAG	E 1B ASSESSMENT		
This s	tage of the assessment rules out sites that are not well	related to	existing settlements but are of an
insuffi	cient size to be self contained. It also rules out sites wh	ich would	I cause coalescence of existing
towns	or villages. For the purposes of this assessment, a sel	f-contain	ed site is defined as a site which will
provid	le 1,500 homes or more ⁷⁵ .		
Relati	onship to Settlement		
6	For sites that are not of a sufficient scale to be self-	R	The proposed development is
	contained, is the site a logical extension to the		separated from the main settlement
	settlement or are there any major physical		of Upper Caldecote and is thus not
	constraints(for example A roads, rivers or railways)		a logical extension to it.
	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		

No



leaving a reasonable developable area based on the

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-led garden villages towns and cities.pdf)

Site Assessment Framework for HOUSING⁷⁶

Site details	
Reference Number	NLP441
Site Name	Land at Grange Lane
Site Address	Land at Grange Lane, Lower Caldecote
Settlement	Lower Caldecote
Size	Submitted Developable Area: 0.28ha
	Submitted Whole Site Area: 0.28ha
	Measured GIS Area: 0.30ha
Proposed Use	Residential dwelling houses or Gypsy and Traveller Pitches
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	GE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	Yes	Number of proposed dwellings as per proforma: 8 Number of proposed dwellings as per CBC methodology: 8		
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	no			
3	Is more than 50% of the site at risk from surface water flooding?	No			
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Details on designations and coverage		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Details on coverage		
Does	the site continue to next stage?		No		

⁷⁶ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING⁷⁷

Site details		
Reference Number	NLP477	
Site Name	Land at Water Lane	
Site Address	Land at Water Lane, Upper Caldecote	
Settlement	Upper Caldecote	
Size	Submitted Developable Area: 1.44ha	
	Submitted Whole Site Area: 1.44ha	
	Measured GIS Area: 1.75ha	
Proposed Use	Residential	
Any other	See ALP396	
information	Planning permission approved at DMC	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	GE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity	T			
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if	No	Number of proposed dwellings as per proforma: 40-50 Number of proposed dwellings as per CBC methodology: 35		
	this is smaller.				
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not more than 50% located in flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Not more than 50% 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	No AONB		
Does	Does the site continue to next stage? Yes				

⁷⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁷⁸.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	This proposal adjoins the existing Settlement Envelope of Upper Caldecote and is accessed from The Pastures
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
Does the site continue to next stage?			Yes

CT A	STAGE 1C ASSESSMENT				
_					
This	stage of the assessment rules out sites that are not able	to meet	their critical infrastructure needs ⁷⁹ .		
Critic	cal Infrastructure				
8	8 Can the site meet the critical infrastructure G None required				
requirements that will enable delivery ⁸⁰ ?					
Does the site continue to next stage?					

STAGE 1D ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. **Availability** What is the existing use of the site? G Agricultural land. The existing se Would the existing use limit the development will not limit the development potential of the site 10 Is the land controlled by a developer or land owner G Yes who has expressed an intention to develop the site? 11 Are there any legal or ownership problems that could Α The land is in multiple ownership delay or prevent development? but all landowners intend to If Yes, then can these be issues be realistically develop the site. overcome? Does the site already have planning permission for 12 R Resolution to grant planning the proposed use? If yes, then score as Red permission for 40 dwellings because it's not eligible for allocation. 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

⁷⁹ 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. ⁸⁰ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Site Assessment Framework for HOUSING81

Site details				
Reference Number	NLP478			
Site Name	The Pound			
Site Address	The Pound, Ickwell Road/Hitchin Road, Upper Caldecote			
Settlement	Upper Caldecote			
Size	Submitted Developable Area: 3.09ha Submitted Whole Site Area: 3.09ha			
	Measured GIS Area: 3.30ha			
Proposed Use	Residential			
Any other information	See ALP398			

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: 115 Number of proposed dwellings as per CBC methodology: 56		
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in flood zone 2 or 3		
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding		
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations		
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		

⁸¹ 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 more⁸².

Relationship to Settlement

For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement? Does the site cause coalescence between an existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site. A This site is adjacent to the Settlement Envelopes but is physically separated from the main village by Hitchin Road (which is a busy main road) to the east and lckwell Road to the south. There are however dwellings opposite and lckwell Road is a relatively quiet rural road. It is felt that safe pedestrian crossing points would need to be provided to ensure this site is well integrated. No No Yes	Itelati	Relationship to Settlement				
existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	6	contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways)	A	Settlement Envelopes but is physically separated from the main village by Hitchin Road (which is a busy main road) to the east and Ickwell Road to the south. There are however dwellings opposite and Ickwell Road is a relatively quiet rural road. It is felt that safe pedestrian crossing points would need to be provided to ensure this		
Does the site continue to next stage?	7	existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the	G	No		
	Does	the site continue to next stage?		Yes		

_	STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ⁸³ .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	G	None identified		
	requirements that will enable delivery ⁸⁴ ?				
Does	Does the site continue to next stage?				

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Availability What is the existing use of the site? Would the existing use limit the development potential? G Agricultural land All land owners are intent on

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)

developing the site

⁸⁴ 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.

who has expressed an intention to develop the site?

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m ge}107$

⁸³ 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.

11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	There are multiple land owners but they are part of one family
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	No
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?	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 2.85	Yes/ No/ N/A	Details		
Does	the site continue to next stage?		Yes		

STAGE 2: SUITABILITY (DETAILED ASSESSMENT) STAGE 2 ASSESSMENT

⁸⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	stage further assesses the site's suitability using detailed		
	tion does not mean that the site will be automatically exc		this stage as the ratings across
	e 2A will be looked at as a whole using planning balance) .	
	iously Developed Land		4000/
16	Is the site Previously Developed Land in accordance	R	100% greenfield
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
_	• 25% - 0% (Greenfield) (R)		
	munity	T	
17	Neighbourhood Planning (only applicable in	No	Designated area
	designated areas)		
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	No	None
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.		NA COLUMN
19	Sustainability of Settlement	No	None identified
	Would this proposal impact on the sustainability of		Y
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
0	house etc)		
	ulative Impact	Ι Δ	F 570/
20	Considering housing completions over the past 10	Α	5.57%
	years, what has been the level of housing growth in		
	the parish?		
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
04	census and completions data).		0.000/
21	What level of housing growth would there be if all the	G	3.96%
	outstanding permissions (as of April 2016) were to		
	be completed?		
	• Less than 5% growth (G)		
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
	ical Constraints		
22	Are there any physical constraints or permanent	G	None
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.	<u> </u>	
	tionship to Settlement		
23	Would development of the site be complementary to	Α	Hitchin Road is mostly
	the existing settlement pattern, and would it have an		characterised by a linear pattern of
	adverse impact on any historic, unique or distinctive		development . but there are small
	characteristics of the settlement's built or natural		estate type developments in other

	form?		parts of Upper Caldecote. This site appears separated from the main part of upper Caldecote but as mentioned above there are dwellings opposite.
Agric	ultural Land Quality		
24	Would the development impact on high quality agricultural land?	R	The majority of the site is grade 1 while the rest is grade 2
	50% or more in non-agricultural land (G)		write the rest is grade 2
	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

	question does not mean that the site will be automatically excluded at this stage as the ratings across				
	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 site for housing. It links to the Council's Settlement Hierarchy Audit.				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school? • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining				
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	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)	R	None		
27	Distance to bus stops with a frequent service (at least hourly at peak times):	R	Over 800m		

		ı	T	
	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		R	Over 1200m	
20	Distance to nearest train station:	K	Over 1200m	
	 Less than 800m (G) 			
	• 800m-1200m (A)			
	 Over 1200m (R) 			
29	Is the site accessible from the existing road network?	G	Yes – Hitchin Road	
Scho	ol Capacity			
30	Do the local schools have capacity at all tiers?	Α	Additional places likely to be	
	Do the recal control have capacity at all tions	7 (required	
31	If not, has a commitment been made to address	Α	Small lower school unlikely to	
31	this?	^	manage increase in pupils from	
	1115!			
			development, deficit in middle and	
			upper school forecast has already	
			been identified – financial	
			contributions across all phases	
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.	
	age and Flooding (All sites subject to Sequential Te			
33	What is the conclusion of the sequential approach to	Α	OW present, JFlow modelling	
	site allocations, in regards to flood risk?		required to confirm flood risk	
	 No assessment required (G) 			
	Consider Further Assessment (A)			
	Further Assessment Required (R)			
Envir	onmental Health			
34	Contamination	R/A/G	Awaiting comments	
34		R/A/G	Awaiting comments	
	Are there any contamination constraints on site and			
	will there be any remediation required?			
35	Adjoining uses	Α	Road traffic	
	Would any adjoining uses have the potential to			
	cause conflict with the proposed use? (for example;			
	noise and smell)			
Environmental Constraints				
36		R	Not suitable for development part	
30	Landscape character	K	Not suitable for development – part	

	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?		of extensive open agricultural landscape – wide ranging views characteristic; no context to expand built form.		
37	Heritage/ Archaeology What would the impacts of development be on any	G	Site is considered to have low archaeological potential. No		
	heritage assets and their setting?		objection to allocation		
	Are there any opportunities for enhancement of				
	these assets?				
38	Ecological Assets	Α	Grade 1 agric land in NIA, potential		
	What would the impacts of development be on any		for ecological enhancements		
	biological, geological or ecological assets and are				
	there any opportunities for their enhancement?				
39	Open space/leisure and GI assets	G	No parish GI plan. Not within		
	Are there any potential conflicts with open space,		District GI network.		
	leisure designations or Rights of Way? Is there		No loss of LS open space.		
	capacity to provide the required levels of open space and green infrastructure?				
Miner	Minerals and Waste				
40	What would the impacts of development be on	Α	Site is within MSA		
10	safeguarded minerals and waste sites, including	^	Ollo 10 William Work		
	mineral safeguarding sites?				
Plann	Planning 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 can be considered for further assessment.

- The site could form an extension to Upper Caldecote, developing on the north western side of the cross roads.
- There is development on the other three corners of the cross roads. A smaller portion of the site would be considered more suitable for development and this would relate better to the existing settlement pattern.
- The site is located on Grade 1 agricultural land.
- There are landscape concerns with development on this site and the impact that this would have on views into the agricultural landscape. This would require mitigation to maintain and conserve these views.
- The site is also located in a mineral safeguarding site.
- Upper Caldecote has few facilities and services most of which need to be accessed in the adjoining settlement, namely Biggleswade.

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.

As 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 well below benchmark land value well below development would likely be viable. **Achievability** **Are there any market factors which would affect deliverability?** **Are there any market factors which would affect deliverability?** **Are there any market factors which would affect deliverability?** **Are there any market factors which would affect deliverability?** **Are there any market factors which would affect deliverability?** **Are there any market factors which would affect deliverability?** **Are there any market factors which would affect deliverability?** **None - sole land owner** The Council's Residential 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 developments would likely be viable. **None - sole land owner** The Council's Residential Povelopment would likely be viable. **None - sole land owner** The Council's Residential Povelopment would likely be viable. **None - sole land owner** The Council's Residential Development would likely be viable. **None - sole land owner** The Council's Residential Povelopment would likely be viable. **None - sole land owner** The Council's Residential Povelopment would likely be viable. **None - sole land owner** The Council's Residential Povelopment would likely be viable. **None - sole land owner** The Council's Residential Povelopment would likely be viable. **None - sole land owner** The Council's Residential Povelopment would likely be viable. **None - sole land owner** The Council's Residential Povelop	Viability				
Are there any market factors which would affect deliverability? None – sole land owner 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 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 rohousing 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 in	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	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	
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 which has which which which which which which which will incre				None – sole land owner	
delivery? • 0 to 5 years (deliverable) 0 to 5 years	45	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.	
0 to 5 years (deliverable) 0 to 5 years	40			Deliverable	
		•		0 to 5 years	
- O to 10 yours		• 6 to 10 years		Í	
11 to 15 years		•			

	15 to 20 yearsOutside Plan Period	
46	What is the indicative build out time of the site?	Over a two year period. 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 HOUSING⁸⁶

Site details				
Reference Number	NLP479			
Site Name	Graces			
Site Address	Graces, Upper Caldecote			
Settlement	Upper Caldecote			
Size	Submitted Developable Area: 0.9			
	Submitted Whole Site Area: 0.98			
	Measured GIS Area: .098			
Proposed Use	Residential			
Any other				
information				

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

	SE 1A ASSESSMENT		
	stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Provi	sional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 10-15 Number of proposed dwellings as per CBC methodology: 23
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Not in flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No AONB
Does the site continue to next stage?			yes

⁸⁶ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

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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 ⁸⁷ .			
	ionship to Settlement		I
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 adjacent to the Settlement Envelope. Access to this site can only be achieved via a track which cuts through the Village Green which is identified as an Important Open Space. As such it is not considered to be a logical extension.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the	G	No coalescence

No



individual context of the site.

Does the site continue to next stage?

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



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