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Site Assessment Forms Pulloxhill

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Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP060
Site Name	Land west of Tyburn Lane
Site Address	Land west of Tyburn Lane
Settlement	Pulloxhill
Size	Submitted Developable Area: 0.6ha
	Submitted Whole Site Area: 0.6ha
	Measured GIS Area: 0.67ha
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.

Prov	isional Site Capacity		
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 dwellings Number of proposed dwellings as per CBC methodology: 14 dwellings
Flood	d Risk (All sites which reach Stage 2 will be subjec	t to the S	Sequential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	
3	Is more than 50% of the site at risk from surface water flooding?	No	
	nally significant designations (All sites which reach S		
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
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None
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.

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

 STAGE 1C ASSESSMENT

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

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure requirements that will enable delivery⁴?
 A
 This information was not asked for in Call for Sites 2014

 Does the site continue to next stage?
 Yes

STAGE 1D ASSESSMENT

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

Availa	Availability				
9	What is the existing use of the site?	G	Agricultural field		
	Would the existing use limit the development		-		
	potential?				
10	Is the land controlled by a developer or land owner	G	Sole land owner intent on		
	who has expressed an intention to develop the site?		developing the site		
11	Are there any legal or ownership problems that could	G			
	delay or prevent development?				
	If Yes, then can these be issues be realistically				
	overcome?				
12	Does the site already have planning permission for	G			
	the proposed use? If yes, then score as Red				

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

age'

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

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

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

STAC			
	E 1E ASSESSMENT	Poviou	nd also provideo o proliminar
	ection records the findings of the Strategic Green Belt F		
	ning of sites to determine whether they <u>may</u> be capable		
	nstances. Any site in the Green Belt that is determined		
	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the
Plan.	1.16		
Greer		N 1	
13	Is the site located within the Green Belt?	No	
14	If answer to question 13 is yes, then does the site lie	N/A	
	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.		
15a	Does the site have all of the following merits that	N/A	
	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.*		
15b	Sites which have support from the local community	N/A	
	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		
Does	the site continue to next stage?		Yes
	U U		l

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.

ł	Is the site Previously Developed Land in accordance	R	Field
	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.

	700/ 4000/ (0)		[]
	• 76% - 100% (G)		
	• 26 - 75% (A)		
•	• 25% - 0% (Greenfield) (R)		
	munity		
17	Neighbourhood Planning (only applicable in	No	Designated with Flitton and
	designated areas)		Greenfield. No draft plan
	Is the site identified as a housing allocation in an		
18	emerging Neighbourhood Plan? Community Consultation	N/A	Not asked in Call for Sites 2014
10	Has any community consultation taken place?	IN/A	Not asked in Call for Sites 2014
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	Field
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	А	Number of houses in 2006: 353
	years, what has been the level of housing growth in		Number of houses in 2016: 405
	the parish?		Percentage growth: 14.73%
	 Less than 5% growth (G) 		
	 5% to 20% growth (A) 		
	• More than 20% growth (R)		
	This is calculated by working out the total number of		
	completions over the last ten years as a percentage		
	of the dwellings in April 2006 (as calculated using		
21	census and completions data). What level of housing growth would there be if all the	G	Number of houses in 2016: 405
21	outstanding permissions (as of April 2016) were to	0	Number of outstanding completions
	be completed?		in 2016: 9
	Less than 5% growth (G)		Percentage growth: 2.22%
	• 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	
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
Dalat	works, topography or wind turbines. ionship to Settlement		
23	Would development of the site be complementary to	A	Development of this site would
23	the existing settlement pattern, and would it have an		Development of this site would significantly change the pattern of
	adverse impact on any historic, unique or distinctive		the existing settlement.
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality	I	I
24	Would the development impact on high quality	A	The site is fully within Grade 3
	agricultural land?		Agricultural Land. The most recent
	• 50% or more in non-agricultural land (G)		data from Natural England does not
	• 50% of more in Grade 3b, 4 or 5 (A)		sub-classify Grades 3a and 3b.
	· · · · · · · · · · · · · · · · · · ·	•	· ·

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• 50% or more in Grade 1, 2 or 3a (R)	Therefore site must be rated
	Amber.

STAC	SE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
	2B will be looked at as a whole using planning balance		
	sport and Access to Services		
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		5
	,		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Pulloxhill Lower School
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Not in the settlement or an adjoining		
	settlement (R)		
25b	Does the settlement have a Middle school (if	A	Arnold Academy
	applicable)?		·
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	A	Harlington Upper School
	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	А	Barton le Clay Surgery
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	Not in the settlement or an adjoining		
	settlement (R)		
26	What retail provision does the settlement offer?	R	None
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	None (R)		
27	Distance to bus stops with a frequent service (at	R	Site is over 800m away from the
	least hourly at peak times):		nearest bus stop
	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	Flitwick Station 2.2 miles
		1	1
	 Less than 800m (G) 		

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	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	G	Tyburn Lane
I	ol Capacity	9	
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue – additional land may be required to enable an expansion. Middle and upper school places could be managed through a financial contribution.
31	If not, has a commitment been made to address this?	A	Nothing on submission form
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required infrastructure for waste water and potable water? age and Flooding (All sites subject to Sequential Te	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
33	 What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Envir	onmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Possibly Neighbouring Use
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development of site not acceptable in landscape terms; open site on elevated ground, set beyond settlement envelope, exposed in long ranging views.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: G Arch: A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is

 ${}^{\rm Page}8$

	these assets?		undertaken.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	No heritage comment. Arable, retain, buffer, enhance existing hedgerows
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	Would need to enhance RoW running across and on edge of site. No loss of LS open space. Potential cumulative impact from these developments. Pulloxhill sport and play facilities are restricted to a single site where expansion is not possible. If all sites are delivered a combined delivery of new land and facilities for sport, play and informal OS is essential.
Mine	rals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planr	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		none
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Development of this site would significantly change the pattern of the existing settlement. There had also been educational capacity issues raised in the area. The landscape of the site is open and it lies on elevated ground, set beyond the settlement envelope and exposed within long-ranging views. In landscape terms development of this site would not be considered acceptable. The site has multi-period archaeological potential but this would not prevent allocation providing that appropriate mitigation was undertaken. There is a right of way crossing the site, this would need to be enhanced.

This site will however be considered further to understand whether it is possible to develop the site in a way which would mitigate for the discussed landscape concerns and present a development pattern which would not completely change the nature of the existing settlement.

STAGE 3 : ACHIEVABILITY

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

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

	• Very Low (R) Likely residual value well below	development would likely be viable.
	benchmark land value	
	evability	
44	Are there any market factors which would affect deliverability?	The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements, 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?	In year 2
	 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 	0 to 5 years
46	What is the indicative build out time of the site?	All 15 dwellings in one year
		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

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	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

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Site Assessment Framework for HOUSING⁶

Site details	
Reference Number	ALP061
Site Name	Land at Blackhill Lane
Site Address	Land at Blackhill Lane
Settlement	Pulloxhill
Size	Submitted Developable Area:0.8 ha
	Submitted Whole Site Area: 20.23ha
	Measured GIS Area: 0.84ha
Proposed Use	Residential
Any other	
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	Provisional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.	No	Number of proposed dwellings as per proforma: 15 to 20 dwellings Number of proposed dwellings as per CBC methodology: 19 dwellings		
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	,		
3	Is more than 50% of the site at risk from surface water flooding?	No			
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.	Ňo			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No			
Does	the site continue to next stage?		Yes		

STAGE 1B ASSESSMENT

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁷. **Relationship to Settlement** For sites that are not of a sufficient scale to be self-6 А Whilst the majority of the site is well contained, is the site a logical extension to the related to the settlement, the south settlement or are there any major physical eastern portion is not so well related. Therefore whilst constraints(for example A roads, rivers or railways) that separate it from the main settlement? development of the whole site would represent an unsustainable extension, it may be appropriate to take forward only a portion. No coalescence. 7 G Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.

Does the site continue to next stage?

 STAGE 1C ASSESSMENT

 This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁸.

 Critical Infrastructure

 8
 Can the site meet the critical infrastructure
 A
 This information was not asked for in Call for Sites 2014

 Does the site continue to next stage?
 Yes

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

Page.

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.

Does the site continue to next stage?

Yes

STAGE 1E ASSESSMENT				
This s	This section records the findings of the Strategic Green Belt Review and also provides a preliminary			
scree	screening of sites to determine whether they may be capable of demonstrating Exceptional			
Circur	Circumstances. Any site in the Green Belt that is determined as suitable based on the high level SHLAA			
asses	sment would still have to demonstrate Exceptional Circu	umstance	es to considered for allocation in the	
Plan.				
Greer	nbelt			
13	Is the site located within the Green Belt?	No	Not within the greenbelt	
14	If answer to question 13 is yes, then does the site lie	N/A		
	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.			
15a	Does the site have all of the following merits that	N/A		
	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.*			
15b	Sites which have support from the local community	N/A		
	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			
Does	the site continue to next stage?		Yes	
	Dues the site continue to heat 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

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

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

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	• 26 - 75% (A)		
	 25% - 0% (Greenfield) (R) 		
Com	nunity	I	
17	Neighbourhood Planning (only applicable in	No	Designated with Flitton and
	designated areas)		Greenfield. No draft plan
	Is the site identified as a housing allocation in an		
	emerging Neighbourhood Plan?		
18	Community Consultation	N/A	Not asked in Call for Sites 2014
	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
40	response.	NI-	E . LI
19	Sustainability of Settlement	No	Field
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and facilities (for example, employment, retail, public		
	house etc)		
Cum	lative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 353
	years, what has been the level of housing growth in		Number of houses in 2016: 405
	the parish?		Percentage growth: 14.73%
	 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	Number of houses in 2016: 405
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 9
	• Less than 5% growth (G)		Percentage growth: 2.22%
	• 5% to 20% growth (A)		
	 More than 20% growth (R) This is calculated by working out the total number of 		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	G	
	the existing settlement pattern, and would it have an		
	adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality	l	
24	Would the development impact on high quality	R	In Grade 2
	agricultural land?		
	• 50% or more in non-agricultural land (G)		
	 50% of more in Grade 3b, 4 or 5 (A) 		
	 50% or more in Grade 1, 2 or 3a (R) 		
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STAC	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme		
	uestion does not mean that the site will be automatically		ed at this stage as the ratings across
	2B will be looked at as a whole using planning balance).	
	sport and Access to Services Facilities and services		
25			
	Question 26 considers the suitability and sustainability	of the si	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	Pulloxhill Lower School
	 Yes, in the settlement (G) 		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
25b	Does the settlement have a Middle school (if	A	Arnold Academy
	applicable)?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	Α	Harlington Upper School
	school?		5 11
	• 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	А	Barton le Clay Surgery
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
26	What retail provision does the settlement offer?	R	
_	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A)		
	• None (R)		
27	Distance to bus stops with a frequent service (at	R	
	least hourly at peak times):		
	Less than 400m (G)		
	• 400m-800m (A)		
	 Over 800m (R) 		
	 OR submission form stated that improved 		
	 OK submission form stated that improved public transport facilities could be provided as 		
	part of the development (G)		
28	Distance to nearest train station:	R	Flitwick Station 2.2 miles
20	Less than 800m (G)		
	• 800m-1200m (A)		
20	Over 1200m (R) In the axis approximation read not work?	<u> </u>	
29	Is the site accessible from the existing road network?	G	Blackhill Lane

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Scho	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue – additional land may be required to enable an expansion. Middle and upper school places could be managed through a financial contribution.
31	If not, has a commitment been made to address this?	A	Nothing on submission form
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.
33	 What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) 	Ğ	No Issues
Envir	Further Assessment Required (R) ronmental Health		
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No Issues
	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development of site not acceptable in landscape terms; open, elevated site, wide ranging views. Beyond settlement envelope. Concern appropriate scale and character of landscape mitigation cannot be achieved.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.

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			No heritage comment.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Arable, retain, buffer, enhance existing hedgerows
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	Would need to enhance RoW on site edges, and buffer and extend adjacent woodland No loss of LS open space. Potential cumulative impact from these developments. Pulloxhill sport and play facilities are restricted to a single site where expansion is not possible. If all sites are delivered a combined delivery of new land and facilities for sport, play and informal OS is essential.
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
Plann	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		none
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within Grade 2 Agricultural Land. Concerns have been raised about educational capacity in this area. The landscape of the site is open and elevated, with wide ranging views. The site is beyond the settlement envelope, there are concerns that an appropriate scale and character of landscape mitigation could not be achieved. The site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation was undertaken. It would only be appropriate to consider the portion of this site which is well related to the existing settlement.

Despite the concerns raised, a portion of this site will be considered further to understand whether it is possible to develop the site in a way which would mitigate for the discussed landscape concerns and present a development pattern which would not completely change the nature of the existing settlement.

STAGE 3 : ACHIEVABILITY

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

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

Viabi	lity		
43	 Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual 	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

	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	
	vability	
44	Are there any market factors which would affect deliverability?	The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Raii; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas of the Authority. In year 2 0 to 5 years
46	 11 to 15 years 15 to 20 years Outside Plan Period What is the indicative build out time of the site? 	All 15 dwellings in one year
		The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning

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		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

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Site Assessment Framework for HOUSING¹¹

Site details	
Reference Number	ALP172
Site Name	19A High Street
Site Address	19A High Street, Pulloxhill
Settlement	Pulloxhill
Size	Submitted Developable Area:0 ha
	Submitted Whole Site Area: ha
	Measured GIS Area: 0.52ha
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 po	liov designations
This stage of the assessment fulles out sites that are too small of connict with hatonal po	
Provisional Site Capacity	ney designations.
Provisional Site Capacity1Is 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 % 	sed dwellings as
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 or 3?	
3 Is more than 50% of the site at risk from surface No water flooding?	
Nationally significant designations (All sites which reach Stage 2 be subject to detaile	d 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.	
5 Is more than 50% of the site located within the Area No None of Outstanding Natural Beauty?	
Does the site continue to next stage? Yes	

STAGE 1B ASSESSMENT

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹².

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

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

STAGE 1D ASSESSMENT

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

Availa	ability		
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Residential curtilage
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole land owner intent on developing the site
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No issues
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	
Does	the site continue to next stage?		Yes

STAGE 1E ASSESSMENT

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/Locally-led garden villages towns and cities.pdf)

¹³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

¹⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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. Greenbelt 13 Is the site located within the Green Belt? No Not within the greenbelt 14 If answer to question 13 is yes, then does the site lie N/A 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. 15a Does the site have all of the following merits that N/A 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.* 15b Sites which have support from the local community N/A 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 guestion 15a will automatically progress through this stage to be considered further at Stage **2**.¹⁵ Does the site continue to next stage? Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previ	Previously Developed Land				
16	Is the site Previously Developed Land in accordance	R	House and large garden		
	with the NPPF definition?		surrounded by fields		
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	 25% - 0% (Greenfield) (R) 				
Comr	Community				

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

17	Neighbourhood Planning (only applicable in	No	Designated with Elitton and
17	designated areas)	INO	Designated with Flitton and Greenfield. No draft plan
	Is the site identified as a housing allocation in an		Greenneid. No drait plan
	emerging Neighbourhood Plan?		
18	Community Consultation	N/A	Not asked in Call for Sites 2014
10	Has any community consultation taken place?		
	If yes, provide brief details on the form this		
	consultation took and any overall community		
19	response. Sustainability of Settlement	No	Field
19	Would this proposal impact on the sustainability of	NO	i leiu
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public house etc)		
Cum	ulative Impact		
20		Δ	Number of houses in 2006: 353
20	Considering housing completions over the past 10	A	Number of houses in 2006. 355 Number of houses in 2016: 405
	years, what has been the level of housing growth in		
	the parish?		Percentage growth: 14.73%
	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	Number of houses in 2016: 405
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 9
	 Less than 5% growth (G) 		Percentage growth: 2.22%
	• 5% to 20% growth (A)		
	 More than 20% growth (R) 		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
	ionship to Settlement		
23	Would development of the site be complementary to	R	This would constitute back-land
	the existing settlement pattern, and would it have an		development, where a large portion
	adverse impact on any historic, unique or distinctive		of the site which would change the
	characteristics of the settlement's built or natural		nature of settlement which is linear
	form?		at this point.
	ultural Land Quality		
24	Would the development impact on high quality	R	In Grade 2
	agricultural land?		
	 50% or more in non-agricultural land (G) 		
	• 50% of more in Grade 3b, 4 or 5 (A)		
	• 50% or more in Grade 1, 2 or 3a (R)		

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STAGE 2 ASSESSMENT

This	stage further assesses the site's suitability using comme	ents from	technical specialists. A red rating for
	juestion does not mean that the site will be automatically		
	e 2B will be looked at as a whole using planning balance		je na se
	sport and Access to Services		
25	Facilities and services Question 26 considers the suitability and sustainability Council's Settlement Hierarchy Audit.	of the si	te for housing. It links to the
	Issues relating to capacity are assessed separately		
25a	 Does the settlement have a Primary/Lower school? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 	G	Pulloxhill Lower School
25b	 Does the settlement have a Middle school (if applicable)? Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 	A	Arnold Academy
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	Harlington Upper School
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	Barton le Clay Surgery
26	 What retail provision does the settlement offer? Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 	R	
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	
28	Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)	R	Flitwick Station 2.2 miles
29	Is the site accessible from the existing road network?	R	No, need to demolish a house to get to the High Street
	ol Capacity	T	
30	Do the local schools have capacity at all tiers?	А	Lower school may be an issue –

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	1	1	
			additional land may be required to
			enable an expansion. Middle and
			upper school places could be
			managed through a financial
			contribution.
31	If not, has a commitment been made to address	А	Nothing on submission form
	this?		3
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.
	hage and Flooding (All sites subject to Sequential Te		
33	 What is the conclusion of the sequential approach to site allocations, in regards to flood risk? No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Envir	onmental Health	ī.	
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No Issues
Envir	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Very limited opportunity for development; elevated site, potential views especially in winter months. Forms part of landscape setting to Conservation Area.
	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	A Her:	development; elevated site, potential views especially in winter months. Forms part of landscape
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?		development; elevated site, potential views especially in winter months. Forms part of landscape setting to Conservation Area.
36	Landscape characterWhat would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?Heritage/ Archaeology	Her:	development; elevated site, potential views especially in winter months. Forms part of landscape setting to Conservation Area. Site has multi-period
36	Landscape characterWhat would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?Heritage/ Archaeology What would the impacts of development be on any	Her: G	development; elevated site, potential views especially in winter months. Forms part of landscape setting to Conservation Area. Site has multi-period archaeological potential but this
36	Landscape characterWhat would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: G Arch:	development; elevated site, potential views especially in winter months. Forms part of landscape setting to Conservation Area. Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.
36 37	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	Her: G Arch: A	development; elevated site, potential views especially in winter months. Forms part of landscape setting to Conservation Area. Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. No heritage comment.
36	Landscape characterWhat would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of	Her: G Arch:	development; elevated site, potential views especially in winter months. Forms part of landscape setting to Conservation Area. Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.

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	biological, geological or ecological assets and are there any opportunities for their enhancement?		hedge.
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	Retain and enhance existing habitats. No loss of LS open space. Potential cumulative impact from these developments. Pulloxhill sport and play facilities are restricted to a single site where expansion is not possible. If all sites are delivered a combined delivery of new land and facilities for sport, play and informal OS is essential.
Miner	als and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	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 within Grade 2 Agricultural land. The farm buildings may have a potential Species of Principle Importance, existing trees and hedgerows would need to be retained as buffers. There are also concerns about educational capacity which been raised. Site has multi-period archaeological potential although this wouldn't prevent allocation providing appropriate mitigation was undertaken.

However, this site is not considered appropriate for development as development of this site would constitute a poorly related back-land development which would change the historic settlement pattern of Pulloxhill. The site is elevated with potential views, especially in the winter months; it also forms part of the landscape setting to the Conservation Area.

Site Assessment Framework for HOUSING¹⁶

Site details	
Reference Number	ALP292
Site Name	Land West of Tyburn Lane
Site Address	Land west of Tyburn Lane
Settlement	Pulloxhill
Size	Submitted Developable Area: 1.54ha
	Submitted Whole Site Area:1.54 ha
	Measured GIS Area:1.54 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.

This stage of the assessment rules out sites that are too small or conflict with national policy designations. Provisional Site Capacity 1 Is the site likely to accommodate less than 10 dwellings? No Number of proposed dwellings as per proforma: 2 Up to 0.4 hectare 100%. Soft the site located in Flood Zone 2 or 3? No Number of proposed dwellings as per proforma: 2 Is more than 50% of the site located in Flood Zone 2 or 3? No No Number of proposed dwellings as per CBC methodology: 3 Is more than 50% of the site are measured in GIS if this is mailer. No No No 4 Is more than 50% of the site are reserves, Scheduled Monuments, Registered Parks and Gardens. No No No 5 Is more than 50% of the site located within the Area of Outstanding Natural Beauty? No No No	STAG	STAGE 1A ASSESSMENT			
1 Is the site likely to accommodate less than 10 dwellings? No Number of proposed dwellings as per proforma: Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. So dwellings Site Size Gross to net ratio standards • Up to 0.4 hectare 100% 50 dwellings • 0.4 to 2 hectares 80% • 2 hectares or above 60% 37 dwellings Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller. No 37 dwellings Is more than 50% of the site located in Flood Zone 2 or 3? No No Is more than 50% of the site at risk from surface water flooding? No No Attonally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. No No None 5 Is more than 50% of the site located within the Area of Outstanding Natural Beauty? No None	This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
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 Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens. Is more than 50% of the site located within the Area of Outstanding Natural Beauty? No 	4		No	None	
Scheduled Monuments, Registered Parks and Gardens. Sector 5 Is more than 50% of the site located within the Area of Outstanding Natural Beauty? No					
Gardens. 5 Is more than 50% of the site located within the Area of Outstanding Natural Beauty? No		Scientific Interest, National Nature Reserves,			
5 Is more than 50% of the site located within the Area No None of Outstanding Natural Beauty?		Scheduled Monuments, Registered Parks and			
of Outstanding Natural Beauty?					
	5		No	None	
Does the site continue to next stage? Yes					
	Does	the site continue to next stage?		Yes	

STAGE 1B ASSESSMENT

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹⁷.

Relat	Relationship to Settlement				
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is well related to the existing settlement of Pulloxhill, bordering the settlement envelope to the south.		
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G			
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 ¹⁸ .			
Critic	Critical Infrastructure			
8	Can the site meet the critical infrastructure	А	This information was not asked for	
	requirements that will enable delivery ¹⁹ ?		in Call for Sites 2014	
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.

Availa	ability		
9	What is the existing use of the site? Would the existing use limit the development	G	Pasture land used for grazing horses
	potential?		101363
10	Is the land controlled by a developer or land owner	G	Sole land owner intent on
	who has expressed an intention to develop the site?		developing the site
11	Are there any legal or ownership problems that could	G	
	delay or prevent development?		
	If Yes, then can these be issues be realistically		
	overcome?		
12	Does the site already have planning permission for	G	
	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

¹⁷ 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)

¹⁸ 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.

¹⁹ 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.

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. Greenbelt 13 Is the site located within the Green Belt? No 14 If answer to question 13 is yes, then does the site lie N/A 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. 15a Does the site have all of the following merits that N/A 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.* 15b Sites which have support from the local community N/A 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 guestion 15a will automatically progress through this stage to be considered further at Stage 2.20 Does the site continue to next stage? Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previ	Previously Developed Land		
16	Is the site Previously Developed Land in accordance	R	Field
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	 25% - 0% (Greenfield) (R) 		
Comr	nunity		

²⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

17	Neighbourhood Planning (only applicable in	No	Designated with Elittan and
17	designated areas)	INO	Designated with Flitton and Greenfield. No draft plan
	Is the site identified as a housing allocation in an		Greenneid. No drait plan
	emerging Neighbourhood Plan?		
18	Community Consultation	N/A	Not asked in Call for Sites 2014
10	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	Field
15	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 353
20	years, what has been the level of housing growth in		Number of houses in 2016: 405
	the parish?		Percentage growth: 14.73%
	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		Ť.
	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	Number of houses in 2016: 405
21	outstanding permissions (as of April 2016) were to	U	Number of outstanding completions
	be completed?		in 2016: 9
	Less than 5% growth (G)		Percentage growth: 2.22%
	 5% to 20% growth (A) 		
	 More than 20% growth (R) 		~
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	
	features that affect the site's developability?	-	
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement		·
23	Would development of the site be complementary to	А	Development of this site would
	the existing settlement pattern, and would it have an		significantly change the pattern of
	adverse impact on any historic, unique or distinctive		the existing settlement.
	characteristics of the settlement's built or natural		, č
	form?		
Agric	ultural Land Quality		·
24	Would the development impact on high quality	R	In Grade 2
	agricultural land?		
	• 50% or more in non-agricultural land (G)		
	 50% of more in Grade 3b, 4 or 5 (A) 		
	• 50% or more in Grade 1, 2 or 3a (R)		
		1	

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Thie e	stage further assesses the site's suitability using comme	nte from	technical specialists. A red rating for
	uestion does not mean that the site will be automatically		
	2B will be looked at as a whole using planning balance		
	sport and Access to Services		
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the sit	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	,, ,, ,, ,, ,, ,, ,, ,, , ,, , ,, , ,, , ,, , ,, , ,, ,		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Pulloxhill Lower School
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	 Not in the settlement or an adjoining 		
	settlement (R)		
25b	Does the settlement have a Middle school (if	A	Arnold Academy
	applicable)?		
	Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	Other catchment school available (A)		
25c	Does the settlement have a Secondary/ Upper	A	Harlington Upper School
	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	A	Barton le Clay Surgery
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	No, but an adjoining settlement does (A)		
	 Not in the settlement or an adjoining 		
20	settlement (R)	_	
26	What retail provision does the settlement offer?	R	
	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A) None (B)		
27	None (R) Distance to bus stops with a frequent service (at	R	Site is o
21	least hourly at peak times):		
	Less than 400m (G)		
	 400m-800m (A) 		
	 Over 800m (R) 		
	 OVer solution (R) OR submission form stated that improved 		
	 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	Flitwick Station 2.2 miles
	Less than 800m (G)		
	 800m-1200m (A) 		
	 Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Greenfield Road
	ol Capacity		
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue –
			additional land may be required to
		I	

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			enable an expansion. Middle and
			upper school places could be
			managed through a financial
			contribution.
31	If not, has a commitment been made to address this?	A	Nothing on submission form
Wate	r Utilities (Gas, Electricity and Broadband Infrastruc	ture will	be assessed at a later stage)
32	Is there the capacity to provide all required	R/A/G	Water utilities companies have a
	infrastructure for waste water and potable water?		statutory duty to supply water and
			waste water infrastructure to new
			development sites and a lack of
			available capacity does not prevent
			future development. Any
			infrastructure upgrades required
			will depend on the quantum and
			location of growth falling within
			each catchment area. Whilst the
			Stage 1 Water Cycle Study (April
			2017) identifies the current capacity of existing water infrastructure, a
			Stage 2 study will be prepared to
			test the cumulative effect of sites
			that have been shortlisted for
			allocation in the Local Plan and
			identify the nature and timing of
			any upgrades required.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
33	What is the conclusion of the sequential approach to	Ġ	Site is at limited risk of surface
	site allocations, in regards to flood risk?		water flooding, assessment is
	No assessment required (G)		unlikely to be required
	 Consider Further Assessment (A) 		
	 Further Assessment Required (R) 		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
	Are there any contamination constraints on site and		
	will there be any remediation required?		
35	Adjoining uses	A	Possibly neighbouring uses
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
	onmental Constraints		
36	Landscape character	R	Development of site not acceptable
	What would the impacts of development be on the		in landscape terms; open, exposed
	landscape character or setting of the area or any		site on gently rising ground, wide
	designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural		ranging rural views to north. Site forms part of landscape setting to
	Beauty or the Nature Improvement Area?		village
37	Heritage/ Archaeology	Her:	Site has multi-period
51	What would the impacts of development be on any	G	archaeological potential but
	heritage assets and their setting?	Arch:	this would not prevent
	Are there any opportunities for enhancement of	A A	allocation providing
	these assets?		appropriate mitigation is
			undertaken.
			No heritage comment.
38	Ecological Assets	A	Large area of grassland with trees /
	What would the impacts of development be on any		hedges, retain, buffer, enhance.
	I mak modia the impuble of development be of any	1	neageo, retain, banor, crinanoc.

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	biological, geological or ecological assets and are there any opportunities for their enhancement?		
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/G	Retain and enhance existing habitats – established hedgerow network. No loss of LS open space. Potential cumulative impact from these developments. Pulloxhill sport and play facilities are restricted to a single site where expansion is not possible. If all sites are delivered a combined delivery of new land and facilities for sport, play and informal OS is essential.
Miner	als and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	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?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is appropriate for development, The site is in Grade 2 agricultural land and educational capacity concerns have been raised. The site is open and exposed, with gently rising ground and wide ranging rural views to the north. The site also forms part of the landscape setting to the village and is considered inappropriate in landscape terms. The site has multi-period archaeological potential, though this would not prevent allocation providing that appropriate mitigation was undertaken. The site has a large area of grassland with trees and hedges which would need to be buffered and enhanced.

This site will however be considered further to understand whether it is possible to develop the site in a way which would mitigate for the discussed landscape concerns and present a development pattern which would not completely change the nature of the existing settlement.

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.

/iability	
 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.

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44	Are there any market factors which would affect	The Council's Residential
	deliverability?	Development Viability Report (Feb
		2017) is based upon residential property figures between 2013 and
		2016. The housing market within
		Central Bedfordshire has seen
		significant increases in residential
		property values in a relatively short period of time, whereby it is
		considered that the viability of
		developments within this report has
		been cautious. For example in 2016 Dunstable has benefited from
		a 17.9% housing price increase
		with an average annual house price
		increase in 2016 for housing within Central Bedfordshire of 10.74%.
		This increase in property value has
		been a result of not only national trends in house prices and existing
		transport links to economically
		successful areas but also
		significant infrastructure projects within the pipeline including: East-
		West Rail; M1-A5 link road; A421
		upgrades; Oxford to Cambridge
		Express Way; Luton and Dunstable Guided Busway; M1 improvements;
		and potential A1 improvements. It
		is considered that as such
		infrastructure projects progress that property prices within the Local
		Authority will likely continue to
		increase which has and will
		increase viability/deliverability of development not only in the higher
		value areas but also the lower
45		value areas of the Authority.
45	When can the scheme realistically commence delivery?	In year 2
	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?	All 15 dwellings in one year
	Ť	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

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SUMMARY

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

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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 HOUSING²¹

Site details	
Reference Number	ALP391
Site Name	Land at Pulloxhill
Site Address	Land at Flitton Road Pulloxhill
Settlement	Pulloxhill
Size	Submitted Developable Area: 0.48
	Submitted Whole Site Area: 7.6ha
	Measured GIS Area: 7.42
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.

CT AC						
	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				
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: 15 dwellings Number of proposed dwellings as per CBC methodology: 12 dwellings			
	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				
3	Is more than 50% of the site at risk from surface water flooding?	No				
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No designations on site.			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	No part of site covered by AONB.			
Does	the site continue to next stage?		Yes			

STAGE 1B ASSESSMENT

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

Page3,

²¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more ²² .			
	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?	R	The site is located to the north east of Pulloxhill and falls beyond the settlement envelope, on the opposite side of Flitton Road. The site is surrounded by agricultural land and is separated from residential dwellings immediately to the south by a parcel of land. The site does not present a logical option for extending the settlement due to its poor relationship.	
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence issues.	
Does	the site continue to next stage?		No	

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²² 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 HOUSING²³

Site details	
Reference Number	NLP051
Site Name	19A High Street
Site Address	19A High Street
Settlement	Pulloxhill
Size	Submitted Developable Area: 1.12ha
	Submitted Whole Site Area:1.12 ha
	Measured GIS Area: 1.12ha
Proposed Use	Residential
Any other	Includes ALP172
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	E 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	No	Number of proposed dwellings as per proforma: 18 dwellings Number of proposed dwellings as per CBC methodology: 27 dwellings			
Floor	this is smaller. Risk (All sites which reach Stage 2 will be subject to th		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	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	None			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None			
Does	the site continue to next stage?		Yes			

STAGE 1B ASSESSMENT

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1.500 homes or more²

Relati	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?	A	The site borders the settlement to the south, but it would constitute back-land development of which a significant proportion would site back from the existing settlement, the access would however be well related though.
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	the site continue to next stage?		Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs²⁵ **Critical Infrastructure** Can the site meet the critical infrastructure 0 No details aiven 0

0	requirements that will enable delivery ²⁶ ?	G	
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

Intern					
Availa	Availability				
9	What is the existing use of the site? Would the existing use limit the development	G	Residential with garden		
	potential?				
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole land owner intent on developing the site		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G			
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G			
Does	Does the site continue to next stage?		Yes		

The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locallyled garden villages towns and cities.pdf) ²⁵ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development. ²⁶ This is an assessment based on the information known at this stage, a full assessment of infrastructure

requirements will be undertaken before any sites are allocated.

CT A C					
	E 1E ASSESSMENT	Doviour			
	This section records the findings of the Strategic Green Belt Review and also provides a preliminary				
	ning of sites to determine whether they may be capable				
	nstances. Any site in the Green Belt that is determined				
	sment would still have to demonstrate Exceptional Circ	umstance	es to considered for allocation in the		
Plan.					
Green					
13	Is the site located within the Green Belt?	No			
14	If answer to question 13 is yes, then does the site lie	N/A			
	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.				
15a	Does the site have all of the following merits that	N/A			
	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 lutter black 				
	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.*				
15b	Sites which have support from the local community	N/A			
	as demonstrated through an allocation in an adopted				
	or draft Neighbourhood Plan (that has been subject				
	to Regulation 14 consultation) that do not meet the				
	criteria in question 15a will automatically progress				
	through this stage to be considered further at Stage				
	$2.^{27}$				
Does	the site continue to next stage?		Yes		
2000					

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previ	Previously Developed Land			
16	Is the site Previously Developed Land in accordance	R	Field House with Garden land	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			

²⁷ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

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	• 25% - 0% (Greenfield) (R)		
Com	munity	1	
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Designated with Flitton and Greenfield. No draft plan
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	N/A	Not asked in Call for Sites 2014
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	Field
	ulative Impact		
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (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).	A	Number of houses in 2006: 353 Number of houses in 2016: 405 Percentage growth: 14.73%
21	 What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? Less than 5% growth (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). 	G	Number of houses in 2016: 405 Number of outstanding completions in 2016: 9 Percentage growth: 2.22%
Phys	ical Constraints	1	
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	
Relat	ionship to Settlement		
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	R	This would constitute back-land development, where a large portion of the site which would change the nature of settlement which is linear at this point.
24	Would the development impact on high quality	R	In Grade 2
£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) 		

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	GE 2 ASSESSMENT		
	stage further assesses the site's suitability using comme		
any q	uestion does not mean that the site will be automatically	/ exclude	ed at this stage as the ratings across
Stage	e 2B will be looked at as a whole using planning balance	Э.	
Trans	sport and Access to Services		
25	Facilities and services		
	Question 26 considers the suitability and sustainability	of the si	te for housing. It links to the
	Council's Settlement Hierarchy Audit.		
	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school?	G	Pulloxhill Lower School
	• Yes, in the settlement (G)	-	
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
051	settlement (R)		
25b	Does the settlement have a Middle school (if	А	Arnold Academy
	applicable)?		
	• Yes, in the settlement (G)		· · · · · · · · · · · · · · · · · · ·
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Other catchment school available (A) 		
25c	Does the settlement have a Secondary/ Upper	A	Harlington Upper School
	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	А	Barton le Clay Surgery
	centre?		
	• Yes, in the settlement (G)		
	• Yes, proposed as part of the development (G)		
	 No, but an adjoining settlement does (A) 		
	 Not in the settlement or an adjoining 		
	settlement (R)		
26	What retail provision does the settlement offer?	R	
20	Town Centre/ Supermarket (G)		
	Convenience Store / Post Office / Newsagent		
	(A) Nore (D)		
27	None (R) Distance to bus stone with a frequent convice (at	D	
27	Distance to bus stops with a frequent service (at	R	
	least hourly at peak times):		
	• Less than 400m (G)		
	• 400m-800m (A)		
	• Over 800m (R)		
	OR submission form stated that improved		
	public transport facilities could be provided as		
	part of the development (G)		
28	Distance to nearest train station:	R	Flitwick Station 2.2 miles
	 Less than 800m (G) 		
	• 800m-1200m (A)		
	• Over 1200m (R)		
29	Is the site accessible from the existing road network?	R	Demolition of house required to

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			access High Street
Scho	ol Capacity	I	
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue – additional land may be required to enable an expansion. Middle and upper school places could be managed through a financial contribution.
31	If not, has a commitment been made to address this?	G	Submission form says it will make 'reasonable contributions'
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
Drain	and Flooding (All sites subject to Convential To	() ()	any upgrades required.
33	age and Flooding (All sites subject to Sequential Te What is the conclusion of the sequential approach to site allocations, in regards to flood risk?	G	Site is at limited risk of surface water flooding, assessment is
	 No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 		unlikely to be required
Fnvir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
54	Are there any contamination constraints on site and will there be any remediation required?	10/00	
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No Issues
Envir	onmental Constraints		
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Very limited opportunity for development; elevated site, potential views especially in winter months. Forms part of landscape setting to Conservation Area. Treed western site area must not be developed.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting?	Her: G Arch:	Site has multi-period archaeological potential but this would not prevent allocation

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38 Ecological What wou biological	al Assets Id the impacts of development be on any geological or ecological assets and are	A R	providing appropriate mitigation is undertaken. No heritage comment Too dense, need to buffer existing habitat better		
39 Open spa Are there leisure de capacity t	opportunities for their enhancement? ace/leisure and GI assets any potential conflicts with open space, signations or Rights of Way? Is there o provide the required levels of open space infrastructure?	A/G	Would need to buffer and extend adjacent woodland No loss of LS open space. Potential cumulative impact from these developments. Pulloxhill sport and play facilities are restricted to a single site where expansion is not possible. If all sites are delivered a combined delivery of new land and facilities for sport, play and informal OS is essential.		
Minerals and W	aste				
safeguard	Id the impacts of development be on led minerals and waste sites, including afeguarding sites?	G	No issues		
Planning Histor	Planning History				
	e sites planning history? (For example applications and submissions to previous s Plans)		none		
Does the site co	ntinue to next stage?		No		

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Site has multi-period archaeological potential, but this would not prevent allocation providing appropriate mitigation is undertaken. Ecologically, the scheme is too dense and the existing habitat would need to be buffered better. The site is also within Grade 2 Agricultural land and concerns about educational capacity have been raised.

This site is not considered appropriate for development, as development of this site would constitute a poorly related back-land development which would change the historic settlement pattern of Pulloxhill. The site is elevated with potential views, especially in the winter months; it also forms part of the landscape setting to the Conservation Area.

Site Assessment Framework for HOUSING²⁸

Site details	
Reference Number	NLP335
Site Name	Land off Greenfield Road
Site Address	Land off Greenfield Road
Settlement	Pulloxhill
Size	Submitted Developable Area: 1.02ha
	Submitted Whole Site Area: 1.02ha
	Measured GIS Area:0.99 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.				
Provisional Site Capacity				
 Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % 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: Up to 25 dwellings Number of proposed dwellings as per CBC methodology: 24 dwellings		
this is smaller. Flood Risk (All sites which reach Stage 2 will be subject to t	he Seque	ntial Test)		
 Is more than 50% of the site located in Flood Zone 2 or 3? 	No			
3 Is more than 50% of the site at risk from surface water flooding?	No			
Nationally significant designations (All sites which reach 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		
5 Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None		
Does the site continue to next stage?		Yes		

STAGE 1B ASSESSMENT

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

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²⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁹

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

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

Availa	Availability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Paddocks for grazing animals		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Sole land owner intent on developing the site		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G			
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G			
Does	the site continue to next stage?		Yes		

STAGE 1E ASSESSMENT

²⁹ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locallyled garden villages towns and cities.pdf) ³⁰ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical

development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development. ³¹ This is an assessment based on the information known at this stage, a full assessment of infrastructure

requirements will be undertaken before any sites are allocated.

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. Greenbelt 13 Is the site located within the Green Belt? No 14 If answer to question 13 is yes, then does the site lie N/A 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. 15a Does the site have all of the following merits that N/A 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.* 15b Sites which have support from the local community N/A 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 guestion 15a will automatically progress through this stage to be considered further at Stage 2.32 Does the site continue to next stage? Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previ	Previously Developed Land					
16	Is the site Previously Developed Land in accordance	R	Fields			
	with the NPPF definition?					
	• 76% - 100% (G)					
	• 26 - 75% (A)					
	• 25% - 0% (Greenfield) (R)					
Com	nunity					

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

47	Neighbourbood Dienning (only englischie in	No	Designated with Elittan and
17	Neighbourhood Planning (only applicable in	No	Designated with Flitton and
	designated areas) Is the site identified as a housing allocation in an		Greenfield. No draft plan
	emerging Neighbourhood Plan?		
18	Community Consultation	Yes	Meeting with Parish Council. They
10	Has any community consultation taken place?	165	anticipate consultation with the
	If yes, provide brief details on the form this		public in May 20??
	consultation took and any overall community		
40	response.	Na	Field
19	Sustainability of Settlement	No	Field
	Would this proposal impact on the sustainability of		
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
•	house etc)		
	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 353
	years, what has been the level of housing growth in		Number of houses in 2016: 405
	the parish?		Percentage growth: 14.73%
	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	Number of houses in 2016: 405
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 9
	Less than 5% growth (G)		Percentage growth: 2.22%
	• 5% to 20% growth (A)		
	More than 20% growth (R)		
	This is calculated by working out the total number of		
	outstanding permissions as of April 1st 2016 as		
	percentage of the total number of dwellings in April		
	2016 (as calculated using census and completions		
	data).		
Physi	ical Constraints		
22	Are there any physical constraints or permanent	G	No physical constrainta
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		
Relat	ionship to Settlement	• 	·
23	Would development of the site be complementary to	G	No relationship issues
-	the existing settlement pattern, and would it have an	-	
	adverse impact on any historic, unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Agric	cultural Land Quality	I	
	Would the development impact on high quality	R	In Grade 2
24		1	
24			
24	agricultural land?		
24	agricultural land?50% or more in non-agricultural land (G)		
24	agricultural land?		

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STAGE 2 ASSESSMENT

This	stage further assesses the site's suitability using comme	nte from	technical specialists. A red rating for		
	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				
	2B will be looked at as a whole using planning balance				
	sport and Access to Services	<u>.</u>			
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.		3		
	,				
	Issues relating to capacity are assessed separately				
25a	Does the settlement have a Primary/Lower school?	G	Pulloxhill Lower School		
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	Not in the settlement or an adjoining				
	settlement (R)				
25b	Does the settlement have a Middle school (if	A	Arnold Academy		
	applicable)?				
	• Yes, in the settlement (G)				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	Other catchment school available (A)				
25c	Does the settlement have a Secondary/ Upper	A	Harlington Upper School		
	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	A	Barton le Clay Surgery		
	centre?				
	 Yes, in the settlement (G) 				
	• Yes, proposed as part of the development (G)				
	 No, but an adjoining settlement does (A) 				
	 Not in the settlement or an adjoining 				
	settlement (R)	_			
26	What retail provision does the settlement offer?	R			
	Town Centre/ Supermarket (G)				
	Convenience Store / Post Office / Newsagent				
	(A)				
07	None (R)				
27	Distance to bus stops with a frequent service (at	R			
	least hourly at peak times):				
	 Less than 400m (G) 400m 800m (A) 				
	• 400m-800m (A)				
	Over 800m (R) OP submission form stated that improved				
	 OR submission form stated that improved public transport facilities could be provided as 				
	public transport facilities could be provided as				
28	part of the development (G) Distance to nearest train station:	R	Flitwick Station 2.2 miles		
20					
	 Less than 800m (G) 800m 1200m (A) 				
	• 800m-1200m (A)				
20	Over 1200m (R) Is the acts accessible from the existing read actuary?	C	Croonfield Deed		
29	Is the site accessible from the existing road network?	G	Greenfield Road		
	ol Capacity	Δ			
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue –		
			additional land may be required to		

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		1	
			enable an expansion. Middle and
			upper school places could be
			managed through a financial
			contribution.
31	If not, has a commitment been made to address	А	Submission form mentions
	this?		CIL/S106 money to infrastructure
	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.
Drain	age and Flooding (All sites subject to Sequential Te	est)	
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?	Ŭ	water flooding, assessment is
	No assessment required (G)		unlikely to be required
	Consider Further Assessment (A)		
	Further Assessment Required (R)		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments
•	Are there any contamination constraints on site and		· · · · · · · · · · · · · · · · · · ·
	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	Development of site not acceptable
	What would the impacts of development be on the		in landscape terms; open pastoral
	landscape character or setting of the area or any		site on gently rising ground
	designated landscapes? Would there be any direct		increasing visibility, site forms part
	or indirect harm to the Area of Outstanding Natural		of landscape setting to village.
	Beauty or the Nature Improvement Area?		
37	Heritage/ Archaeology	Her:	Site has multi-period
	What would the impacts of development be on any	G	archaeological potential but
	heritage assets and their setting?	Arch:	this would not prevent allocation
	Are there any opportunities for enhancement of	А	providing appropriate mitigation is
	these assets?		undertaken.
			No heritage comments.
38	Ecological Assets	А	Large area of grassland with trees /
	What would the impacts of development be on any		hedges, retain, buffer, enhance.
	biological, geological or ecological assets and are		

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	there any opportunities for their enhancement?				
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/G	Retain and enhance existing habitats. No loss of LS open space. Potential cumulative impact from these developments. Pulloxhill sport and play facilities are restricted to a single site where expansion is not possible. If all sites are delivered a combined delivery of new land and facilities for sport, play and informal OS is essential.		
Miner	als and Waste	-			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues		
Plann	Planning History				
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		none		
Does	the site continue to next stage?		Yes		

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within Grade 2 Agricultural Land and concerns have been raised over educational capacity. The site is an open pastoral site on gently rising ground with increasing visibility, it also forms part of the landscape setting for the village and is appropriate for development in terms of landscape. The site has multi-period archaeological potential, but this would not prevent allocation providing that appropriate mitigation was undertaken. Ecologically, the site is a large grassland with trees/ hedges which will need to be retained, buffered and enhanced.

This site will however be considered further to understand whether it is possible to develop the site in a way which would mitigate for the discussed landscape concern.

STAGE 3 : ACHIEVABILITY

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

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

		2016. The housing market within
		Central Bedfordshire has seen significant increases in residential
		property values in a relatively short
		period of time, whereby it is
		considered that the viability of
		developments within this report has
		been cautious. For example in
		2016 Dunstable has benefited from a 17.9% housing price increase
		with an average annual house price
		increase in 2016 for housing within
		Central Bedfordshire of 10.74%.
		This increase in property value has
		been a result of not only national
		trends in house prices and existing
		transport links to economically
		successful areas but also significant infrastructure projects
		within the pipeline including: East-
		West Rail; M1-A5 link road; A421
		upgrades; Oxford to Cambridge
		Express Way; Luton and Dunstable
		Guided Busway; M1 improvements; and potential A1 improvements. It
		is considered that as such
		infrastructure projects progress that
		property prices within the Local
		Authority will likely continue to
		increase which has and will
		increase viability/deliverability of development not only in the higher
		value areas but also the lower
		value areas of the Authority.
45	When can the scheme realistically commence delivery?	In year 2
	0 to 5 years (deliverable)	0 to 5 years
	 6 to 10 years 	
	• 11 to 15 years	
	• 15 to 20 years	
46	Outside Plan Period What is the indicative build out time of the site?	
40	what is the indicative build out time of the site?	All 15 dwellings in one year
		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
Doost	he site pass this stage?	out this site. Yes
	ine site pass this stage!	100

SUMMARY

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

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

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

Site Assessment Framework for HOUSING³³

Site details	
Reference Number	NLP353
Site Name	Hand Post Field
Site Address	Hand Post Field, Sand Road, Flitton
Settlement	Pulloxhill
Size	Submitted Developable Area: 3.48ha
	Submitted Whole Site Area:3.48 ha
	Measured GIS Area: 3.69ha
Proposed Use	Residential
Any other	In Pulloxhill but nearer and next to Flitton and Greenfield settlement envelope
information	boundary

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAG	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity				
1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60%	No	Number of proposed dwellings as per proforma:69 to 105 dwellingsNumber of proposed dwellings as per CBC methodology:66 dwellings		
Floor	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	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			
	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		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	None		
Does	the site continue to next stage?		Yes		

STAGE 1B ASSESSMENT

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

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

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³

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

STAG	STAGE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³⁵ .				
Critic	Critical Infrastructure				
8	Can the site meet the critical infrastructure	G	No critical infrastructure		
	requirements that will enable delivery ³⁶ ?		requirements.		
Does	the site continue to next stage?		Yes		

STAGE 1D ASSESSMENT

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

Availa	Availability				
9	What is the existing use of the site? Would the existing use limit the development potential?	G	Field		
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land owners all intent on developing the site		
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G			
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G			
Does	the site continue to next stage?		Yes		

STAGE 1E ASSESSMENT

³⁴ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-<u>led garden villages towns and cities.pdf</u>) ³⁵ 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. ³⁶ 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.

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. Greenbelt 13 Is the site located within the Green Belt? No 14 If answer to question 13 is yes, then does the site lie N/A 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. 15a Does the site have all of the following merits that N/A 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.* 15b Sites which have support from the local community N/A 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 guestion 15a will automatically progress through this stage to be considered further at Stage 2.37 Does the site continue to next stage? Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previ	Previously Developed Land				
16	Is the site Previously Developed Land in accordance	R	Fields		
	with the NPPF definition?				
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	 25% - 0% (Greenfield) (R) 				
Comr	nunity				

³⁷ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

17	Neighbourhood Planning (only applicable in	No	Designated with Elitton and
17	designated areas)	INO	Designated with Flitton and Greenfield. No draft plan
	Is the site identified as a housing allocation in an		Greenneid. No drait plan
	emerging Neighbourhood Plan?		
18	Community Consultation	No	
10	Has any community consultation taken place?	INO.	
	If yes, provide brief details on the form this		
	consultation took and any overall community		
	response.		
19	Sustainability of Settlement	No	
15	Would this proposal impact on the sustainability of	INO	
	the settlement through the loss of services and		
	facilities (for example, employment, retail, public		
	house etc)		
Cum	ulative Impact		
20	Considering housing completions over the past 10	A	Number of houses in 2006: 353
20	years, what has been the level of housing growth in		Number of houses in 2006. 355 Number of houses in 2016: 405
	the parish?		Percentage growth: 14.73%
	• 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	Number of houses in 2016: 405
	outstanding permissions (as of April 2016) were to		Number of outstanding completions
	be completed?		in 2016: 9
	 Less than 5% growth (G) 		Percentage growth: 2.22%
	• 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	r	
22	Are there any physical constraints or permanent	G	
	features that affect the site's developability?		
	For example pylons, gas works, sewage treatment		
	works, topography or wind turbines.		<u> </u>
	ionship to Settlement		
23	Would development of the site be complementary to	А	This site would need to be well
	the existing settlement pattern, and would it have an		designed to ensure it did not
	adverse impact on any historic, unique or distinctive		change the nature of the existing
	characteristics of the settlement's built or natural		settlement, it may be that only a
	form?		portion is appropriate.
Agric	ultural Land Quality		
24	Would the development impact on high quality	R	In Grade 2
	agricultural land?		
	• 50% or more in non-agricultural land (G)		
	 50% of more in Grade 3b, 4 or 5 (A) 		
	• 50% or more in Grade 1, 2 or 3a (R)		
		I	1

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STAGE 2 ASSESSMENT

This s	stage further assesses the site's suitability using comme	nts from	technical specialists. A red rating for	
	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.			
-	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	1		
25a	Does the settlement have a Primary/Lower school?	G	Pulloxhill Lower School	
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	 No, but an adjoining settlement does (A) 			
	 Not in the settlement or an adjoining 			
	settlement (R)			
25b	Does the settlement have a Middle school (if	A	Arnold Academy	
	applicable)?			
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	 No, but an adjoining settlement does (A) Other established evidential (A) 			
250	Other catchment school available (A)		Harlington Linnar Sahaal	
25c	Does the settlement have a Secondary/ Upper school?	A	Harlington Upper School	
	Yes, in the settlement (G)			
	 Yes, proposed as part of the development (G) 			
	 No, but an adjoining settlement does (A) 			
	 Other catchment school available (A) 			
25d	Does the settlement have a GPs surgery or medical	A	Barton le Clay Surgery	
	centre?			
	• Yes, in the settlement (G)			
	• Yes, proposed as part of the development (G)			
	 No, but an adjoining settlement does (A) 			
	 Not in the settlement or an adjoining 			
	settlement (R)			
26	What retail provision does the settlement offer?	R		
	Town Centre/ Supermarket (G)			
	Convenience Store / Post Office / Newsagent			
	(A)			
27	None (R)	Б		
27	Distance to bus stops with a frequent service (at	R		
	 Less than 400m (G) 			
	 Less than 400m (G) 400m-800m (A) 			
	 Over 800m (R) 			
	 Over soon (R) OR submission form stated that improved 			
	 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	Flitwick Station 2.2 miles	
	Less than 800m (G)			
	 800m-1200m (A) 			
	 Over 1200m (R) 			
29	Is the site accessible from the existing road network?	G	Sand Road	
	ol Capacity		·	
30	Do the local schools have capacity at all tiers?	A	Lower school may be an issue –	
			additional land may be required to	

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			enable an expansion. Middle and
			upper school places could be
			managed through a financial
			contribution.
31	If not, has a commitment been made to address	G	Submission form mentions
	this?		contributions to education
	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
	 No assessment required (G) 		unlikely to be required
	 Consider Further Assessment (A) 		
	 Further Assessment Required (R) 		
Envir	onmental Health		
34	Contamination	R/A/G	Awaiting comments.
	Are there any contamination constraints on site and		
	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	Development of site not acceptable
	What would the impacts of development be on the		in landscape terms; site forms part
	landscape character or setting of the area or any		of existing landscape buffer to
	designated landscapes? Would there be any direct		village, containing development
	or indirect harm to the Area of Outstanding Natural		edge.
	Beauty or the Nature Improvement Area?		-
37	Heritage/ Archaeology	Her:	Site has multi-period
	What would the impacts of development be on any	G	archaeological potential but this
	heritage assets and their setting?	Arch:	would not prevent allocation
	Are there any opportunities for enhancement of	А	providing appropriate mitigation is
	these assets?		undertaken.
			No heritage comment
38	Ecological Assets	G	Opportunity for enhancement, NIA,
	What would the impacts of development be on any	-	retain & buffer existing habitat
			features.
	biological, geological or ecological assets and are		leatures.

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	there any opportunities for their enhancement?		
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/G	Retain and enhance existing habitats – established hedgerows and trees No loss of LS open space. Direct impact on Adj Greenfield Road Recreation Ground and Centenary Wood. Protection and enhancement of the Wood should be required and provision of new additional sports/re ground. Potential cumulative impact from these developments. Pulloxhill sport and play facilities are restricted to a single site where expansion is not possible. If all sites are delivered a combined delivery of new land and facilities for sport, play and informal OS is essential.
Mine	erals and Waste		
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plan	ning History		
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		none
Does	the site continue to next stage?		Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is in Grade 2 Agricultural Land, and concerns have been raised about educational capacity in the area. The site forms part of the existing landscape buffer to the village and contains the development edge so development here would have a negative landscape impact. The site has multi-period archaeological potential but this would not preclude allocation providing appropriate mitigation was undertaken.

Although the eastern portion of the site is well related to the existing development, the western portion of the site is poorly related. Therefore it is considered appropriate to only take forward a portion of the site for further consideration. Limiting this site to a portion also enables mitigation for the landscape concerns raised, but further mitigation for these concerns will also need to be considered.

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 	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

Achi	 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 	benchmark land values and as such the report indicates that such development would likely be viable.
	evability	
44	Are there any market factors which would affect deliverability?	The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%. This increase in property value has
		been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East- West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas of the Authority.
45	When can the scheme realistically commence delivery?	In year 2
	 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 	0 to 5 years
46	What is the indicative build out time of the site?	All 15 dwellings in one year
		The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site

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	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 HOUSING³⁸

Site details	
Reference Number	NLP523
Site Name	New Todd Lake Cottage A6 Barton
Site Address	North of Barton Roundabout
Settlement	Pulloxhill
Size	Submitted Developable Area: none submitted ha
	Submitted Whole Site Area:none submitted ha
	Measured GIS Area:1.2 ha
Proposed Use	Community Centre, Football and Cricket indoor facilities. Maybe houses
Any other	
information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAC	GE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provisional Site Capacity					
1	Is the site likely to accommodate less than 10	No	Number of proposed dwellings as		
	dwellings?		per proforma:		
	Work out the number of new homes from site size				
	using density of 30dph and exclude up to 40 %				
	depending on site size of land for infrastructure and		No house numbers submitted		
	services, take into account topography or significant				
	areas of undevelopable land.				
	Site Size Gross to net ratio standards		Number of proposed dwellings as		
	Up to 0.4 hectare 100%		per CBC methodology:		
	 0.4 to 2 hectares 80% 				
	 2 hectares or above 60% 		29 dwellings		
	Note: for this calculation use the submitted				
	Developable Area, or the area measured in GIS if				
	this is smaller.				
Flood	Risk (All sites which reach Stage 2 will be subject to th	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2	No			
	or 3?				
3	Is more than 50% of the site at risk from surface	No			
	water flooding?				
	nally significant designations (All sites which reach S				
4	Is more than 50% of the site covered by nationally	No	None		
	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	None		
	of Outstanding Natural Beauty?				
Does	Does the site continue to next stage?		Yes		

STAGE 1B ASSESSMENT

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

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³⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³⁹.

Relationship to Settlement			
6	For sites that are not of a sufficient scale to be self- contained, is the site a logical extension to the settlement or are there any major physical constraints(for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is located at the junction of the A6 and Barton Road and is detached and isolated from any settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Does not cause coalescence.
Does the site continue to next stage?			No

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³⁹ 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)

Central Bedfordshire

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