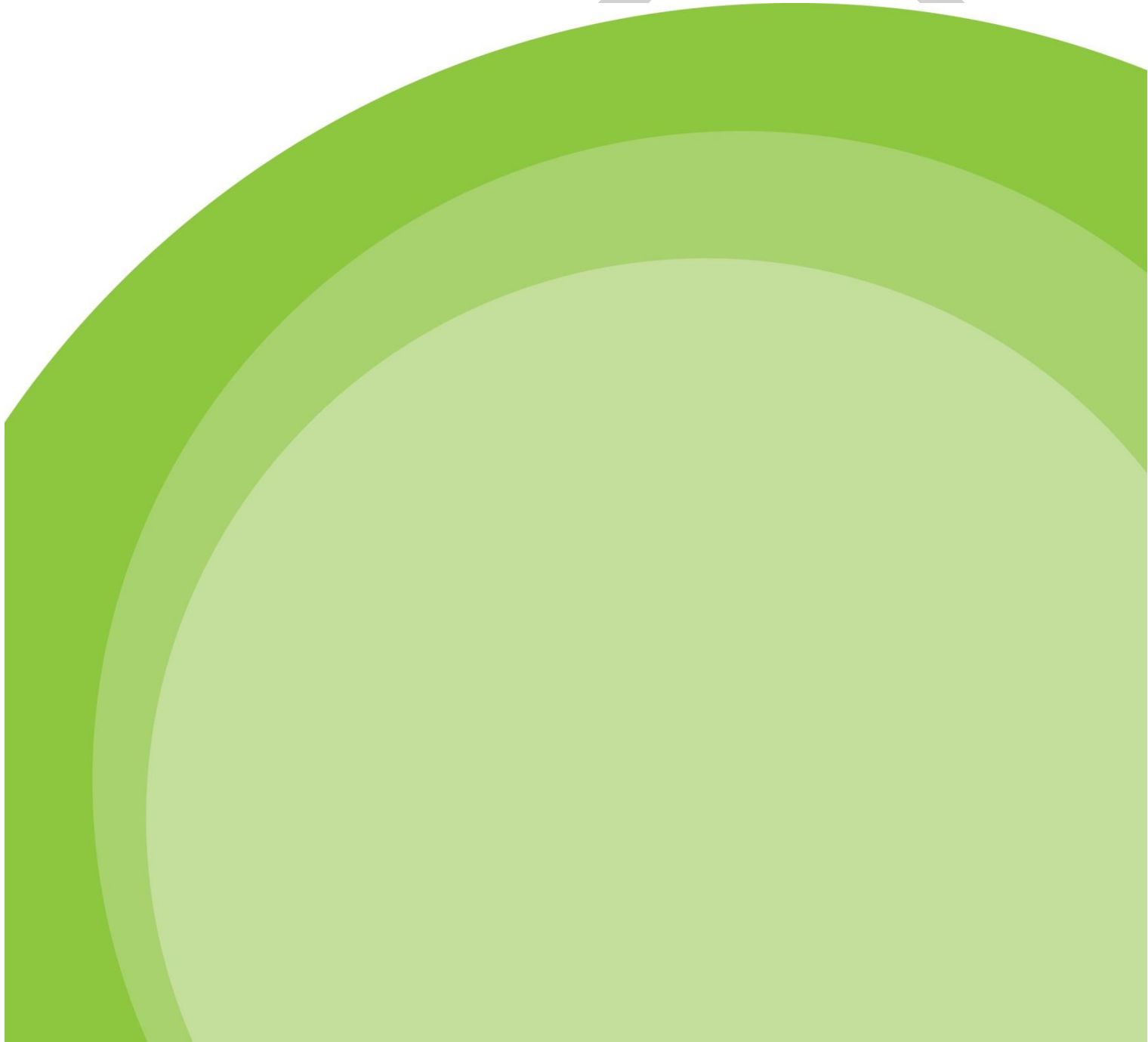


Site Assessment Forms

Shillington



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DRAFT

Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP025
Site Name	Land between 30&48 Hanscombe End Rd
Site Address	Land between 30&48 Hanscombe End Rd
Settlement	Shillington
Size	Submitted Developable Area: 0.6 Ha Submitted Whole Site Area: 0.6 Ha Measured GIS Area: 0.6 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

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 15
			Number of proposed dwellings as per CBC methodology: 18

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	No part of the site falls within flood zones 2 or 3. However an ordinary watercourse is present within or neighbouring the site according to the EA's detailed River network mapping layer. JFlow modelling would be required to determine fluvial flood risk to the site and whether further assessment is required.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site is at limited risk of surface water flooding, whereby no more than 50% of the site is at risk of surface water flooding in the 100 year event (including 30 year).

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves,	No	The site is not covered by a nationally significant designation.
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¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	Scheduled Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not within an 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 towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more².

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is well related to Shillington and there are no major constraints that separate it from the main settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No physical or visual coalescence between settlements would be caused by development at this site.
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 delivery ⁴ ?	A	This question was not asked in 2014 Call for sites.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	The site currently forms Grassland. It is not considered that the existing use would limit the development potential of this site.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	This site has been submitted on behalf of a private landowner, who has expressed an intention to

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

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

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

			develop the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal or ownership issues that could prevent or delay development are evident.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	R	Extant planning permission for 15 units CB/15/03329/OUT.
Does the site continue to next stage?			No

DRAFT

Site Assessment Framework for HOUSING⁵

Site details	
Reference Number	ALP062
Site Name	
Site Address	Land at Apsley End Road
Settlement	Shillington (Apsley End)
Size	Submitted Developable Area: 1.2 Ha Submitted Whole Site Area: 0.7 Ha Measured GIS Area: 0.7 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

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			15
			Number of proposed dwellings as per CBC methodology:
			28

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	This site does not fall within flood zones 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site is at limited risk of surface water flooding, whereby no more than 50% of the site is at risk of surface water flooding in the 100 year event (including 30 year).

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by a nationally significant designation.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not within an AONB.
Does the site continue to next stage?			Yes

STAGE 1B ASSESSMENT

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

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁶.

Relationship to Settlement

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

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁷.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁸ ?	A	This question was not asked in 2014 Call for sites.
Does the site continue to next stage?			Yes.

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	Existing use contains stables, open storage of building materials and grazing paddock on the west half.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	This site has been submitted on behalf of a private landowner, who has expressed an intention to develop the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal or ownership issues that could prevent or delay development are evident.
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	Consented certificate for lawful use for agricultural storage and a consent for 2 storage buildings.

⁶ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

⁷ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁸ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

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

Greenbelt

13	Is the site located within the Green Belt?	No	The site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁹	N/A	
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition?	A	It is considered that the land is occupied by a permanent structure
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⁹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 		whereby it is considered that portions of this site are considered to form previously developed land, however it is considered that large portions of the site would not be considered previously developed.
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	The Council has not received an application for neighbourhood planning powers for any area within the Parish of Shillington.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	N/A	This question was not posed in the 2014 call for sites form.
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	It is not considered that the development of this site would impact on the sustainability of this settlement.
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	There are no physical constraints or permanent features that would affect the developability of this site.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	The pattern of development in Shillington (Apsley End) is linear and rural in character, with dwellings featuring spacious plots and separations. Development within this site would likely appear as a cluster of homes on land to

			<p>the rear of the buildings fronting the highway, on plan appearing out of character with this part of the settlement. In addition the site is located within the Conservation Area, the setting of listed buildings and scheduled monuments, whereby the site is considered to be historically sensitive.</p> <p>However when considering the separation between the proposal and heritage assets and the significance of those assets it is considered that substantial harm to such designated heritage assets would unlikely occur by developing this site, subject to acceptable details. Any public benefits would be required to be weighed against any identified harm.</p> <p>When considering that the site is relatively concealed from wider views by existing mature landscaping and frontage buildings, it is considered that the harm caused by built development into the open countryside on this site would be limited.</p>
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Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	Although the site is not currently used for arable farming the site forms Grade 2 of the agricultural land classification.

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

Transport and Access to Services			
25	<p>Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	<p>Does the settlement have a Middle school (if applicable)?</p>	A	Adjoining settlement

	<ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 		
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	<p>Over 800m to bus stop. Development of this scale could not provide meaningful public transport improvements.</p> <p>Service 79 – Luton – Shillington – Meppershall</p> <p>Service 89 – Henlow Camp - Shillington - Hitchin</p>
28	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m to Arlesey station.
29	Is the site accessible from the existing road network?	G	Apsley End Road.
School Capacity			
30	Do the local schools have capacity at all tiers?	A	<p>Shillington Lower School does not have existing capacity to accommodate new growth. Derwent Lower may be able to accommodate some expansion.</p> <p>Middle and upper school places are very tight in this area.</p>
31	If not, has a commitment been made to address this?	A	None identified.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required

			will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	The site does not fall within Flood Zone 2 or 3 and the site is at limited risk of surface water flooding, whereby no more than 50% of the site is at risk of surface water flooding in the 100 year event (including 30 year).
Environmental Health			
34	<p>Contamination Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting comments
35	<p>Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	A	Potential noise pollution from Public House. Potential disturbance relating to Equestrian uses.
Environmental Constraints			
36	<p>Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	A	<p>The Council's Landscape Officer has issued the following consultation response:</p> <p>"Site within Conservation Area and forms immediate landscape setting to Listed building. Distinctive settlement pattern and setting must be protected.</p> <p>Site within Conservation Area which encompasses linear settlement pattern, very small numbers of buildings in clusters and spatial settings. Site forms key part of landscape setting to Mulberry Cottage Grade II listed. Development would seriously compromise historic landscape setting".</p>
37	<p>Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	A	<p>Site has archaeological potential and is within the setting of a Scheduled Monument, but this would not necessarily prevent allocation providing appropriate mitigation is undertaken.</p> <p>This site lies within the historic core of the settlement of Aspley End.</p>

			<p>The site also forms part of the setting of Pirton Grange medieval moated site Scheduled Monument. Therefore this site has archaeological potential. Archaeological potential does not necessarily prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented; this would include the mitigation of the impact on the setting of the Scheduled Monument. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF and a consideration of the impact on the setting of the Scheduled Monument using the Historic England guidance on the setting of heritage assets and in the context of paragraphs 132-134 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.</p> <p>Conservation Officer has raised no objection to development.</p> <p>The site is located within the Conservation Area and setting of Grade II listed building. Development will be required to be of an acceptable density, scale, design and detailing, in this historic context. Any harm caused shall be assessed in the context of paragraphs 132-134 of the Framework.</p>
38	<p>Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	A	Opportunity for enhancement, possible SPI present.
39	<p>Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?</p>	A	Would need to retain and enhance hedgerows.
Minerals and Waste			
40	<p>What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?</p>	G	No safeguarded minerals and no existing or allocated minerals and waste sites would be affected by development of this site.

Planning History	
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)
Consented certificate for lawful use for storage and a consent for two storage buildings	
Does the site continue to next stage?	
Yes	

STAGE 2 ASSESSMENT CONCLUSION
<p><u>Is the site suitable for the proposed development?</u></p> <p>The proposed development would be located within the conservation area as well as the setting of scheduled monument and listed buildings, whereby the site is architecturally and historically sensitive. When considering the location of the site to the rear of frontage properties, it is considered that a low density scheme that is sensitively designed and landscaped would not cause substantial harm to heritage assets.</p> <p>Concern is raised in relation to the character and pattern of the settlement whereby the pattern of the settlement is linear and the development would form a cluster of development to the rear of frontage properties. However it is considered that the site is concealed from wider views by existing mature landscaping, whereby the impact upon the character of the settlement would be limited when viewed from public viewpoints. Additional landscaping to buffer views would be secured through policy.</p> <p>The site is of archaeological potential; however this does not provide an overriding constraint.</p>

STAGE 3 : ACHIEVABILITY
 This section assesses whether the site is Achievable in line with NPPG Guidance:
 A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period.

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

			<p>increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		0 to 5 years
46	<p>What is the indicative build out time of the site?</p>		<p>The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.</p>
Does the site pass this stage?			Yes

SUMMARY

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

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

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

Site Assessment Framework for HOUSING¹⁰

Site details	
Reference Number	ALP100
Site Name	Land adj to 141 High Road
Site Address	Land adj to 141 High Road
Settlement	Shillington
Size	Submitted Developable Area: 0.72 Ha Submitted Whole Site Area: 0.72 Ha Measured GIS Area: 0.72 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

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			15
			Number of proposed dwellings as per CBC methodology:
			22

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	The site is not located within Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site is at limited risk of surface water flooding, whereby no more than 50% of the site is at risk of surface water flooding in the 100 year event (including 30 year).

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	This site is not covered by nationally significant designations.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	This site is not within the AONB.
Does the site continue to next stage?			Yes

¹⁰ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹¹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site does is not adjacent to the settlement boundary, however it is considered that the development would be adjacent to a cluster of dwellings, whereby the site does not appear isolated. Shillington Road adjacent to the site does not benefit from a public footpath, however development of the site would provide an opportunity to connect the site to the existing footpath network upon Apsley End Road, Hanscombe End Road and High Road.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Development within this site would not cause physical or visual coalescence between an existing village or town and another existing village or town.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs¹².

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ¹³ ?	A	This question was not posed by the 2014 call for sites form.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development	G	Existing use of the site consists of land associated with a residential
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¹¹ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

¹² Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

¹³ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	potential?		(bungalow) and agricultural (free range poultry small holding). It is not considered that the existing use of the site would limit the development potential of the site.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	This site has been submitted on behalf of a private landowner, who has expressed an intention to develop the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal or ownership problems that could delay or prevent development are evident.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	The site does not benefit from an extant planning permission for the proposed use.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	The site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the	N/A	

	criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁴		
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	It is considered that less than 25% of the land would constitute previously developed land.
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Community

17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	The Council has not received an application for neighbourhood planning powers for any area within the Parish of Shillington.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	
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	

Cumulative Impact

20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> Less than 5% growth (G) 5% to 20% growth (A) More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%

¹⁴ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	This site is unobstructed.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	<p>The character of the area is rural, with agricultural uses and sporadic dwellings in large spacious plots, indicating an open countryside character. The proposed development would form a cluster of homes within the open countryside. Any development within the site should be low density and scale, with a design that reflects the rural character of the area, and this edge of countryside location. The site is located within the Conservation Area, the setting of listed buildings and scheduled monuments, whereby the site is considered to be historically sensitive.</p> <p>However when considering the separation between the proposal and heritage assets it is considered unlikely that substantial harm to such designated heritage assets would occur by developing this site. Any public benefits would be required to be weighed against the harm.</p> <p>High density development would likely cause greater harm to the character of the area, including the conservation area and the setting of listed buildings.</p>
Agricultural Land Quality			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	Development of the site would result in the loss of Grade 3 agricultural land. The split between grade 3a and 3b is not known.

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25 **Facilities and services**
Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.

	Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	Over 800m to bus stop. Development of this scale could not provide meaningful public transport improvements. Service 79 – Luton – Shillington – Meppershall Service 89 – Henlow Camp - Shillington - Hitchin
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m to Arlesey train station.
29	Is the site accessible from the existing road network?	G	High Road.
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Shillington Lower School does not have existing capacity to accommodate new growth. Derwent lower may be able to accommodate some expansion. Middle and upper school places are very tight in this area

31	If not, has a commitment been made to address this?	A	No commitment identified.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	The site is at limited risk of flooding, further assessments unlikely to be required.
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Noise pollution from neighbouring land uses.
Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	The Council's landscaping officer has issued the following consultation response: "The site lies within the Conservation Area, and forms landscape buffer to village settlement edge / parkland setting of Pirton Grange Gentle, informal transition from built development to small scale agriculture / chicken coups in field and strong rural ambience. Site character and use reinforces landscape character at edge of settlement, landscape gateway and spatial buffer to parkland setting of Pirton Grange Grade II* listed building".

<p>37</p>	<p>Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	<p>A</p>	<p>The Councils Archaeologist has issued the following consultation response:</p> <p>“Unsuitable for allocation, the site lies in close proximity to nationally protected Scheduled Monument.</p> <p>The site is unsuitable for allocation due to proximity to Pirton Grange medieval moated site Scheduled Monument. Development would cause substantial harm to the setting of Pirton Grange moat and therefore be contrary to para 132 of the NPPF. Please also note para 126 of the NPPF with reference to the duties of Local Planning Authorities towards the historic environment when creating Local Plans. Allocation of this site would be inappropriate”.</p> <p>When considering the location of the development within the Conservation Area, as well as the setting of Listed Buildings and a Scheduled monument, it is judged that development within this site would cause a degree of harm to designated heritage assets. Any harm would need to be weighed against the public benefits in accordance with Paragraph 132-134 of the NPPF.</p> <p>An archaeological investigation will likely be required, however this would not form an overriding restriction to development.</p>
<p>38</p>	<p>Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	<p>G</p>	<p>Hedgerows and trees should be retained as part of any development at the site. Development would be required to provide a net gain for biodiversity.</p>
<p>39</p>	<p>Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?</p>	<p>A</p>	<p>Development would need to retain and enhance hedgerows / trees.</p> <p>No loss of LS open space. Potential cumulative impact from developments. Existing formal sport facilities are under pressure from current demand.</p> <p>Requirements for formal and informal open space from the developments should deliver a</p>

			combined site/facilities to benefit the village, not individual.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None relevant.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within a Conservation Area and within the setting of a Scheduled Monument and Grade II* Listed Building as well as being located within the open countryside, detached from defined settlement envelopes. It is considered that a development of more than 10 dwellings within the site would be inappropriate and would likely cause harm to the character and appearance of the area, which includes that intrinsic character and beauty of the countryside and the setting of heritage assets. It is considered that such harm would not be outweighed by the benefits. As such it is considered that the site is not worthy of further consideration.

DRAFT

Site Assessment Framework for HOUSING¹⁵

Site details	
Reference Number	ALP166
Site Name	Land to the north of New Walk, Shillington
Site Address	Land to the north of New Walk, Shillington
Settlement	Shillington
Size	Submitted Developable Area: 4.6 Ha Submitted Whole Site Area: 4.6 Ha Measured GIS Area: 4.6 Ha
Proposed Use	residential
Any other information	See ALP402 and NLP243

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			115
			Number of proposed dwellings as per CBC methodology:
			87

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site is not within Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site is at limited risk of surface water flooding, whereby no more than 50% of the site is at risk of surface water flooding in the 100 year event (including 30 year).

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by a nationally significant designation.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not located within an AONB.
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more¹⁶.

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 Shillington and there are no barriers to development. The proposed site would however, join up two separate settlement ends.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	The site does impact the existing village pattern by coalescing Hillfoot End and Shillington.
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 needs¹⁷.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ¹⁸ ?	G	None identified.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	The sites existing use is agricultural. It is not considered that the existing use would limit the potential of development within the site.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	The site is submitted by a developer.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	Submission states no legal or ownership issues.
12	Does the site already have planning permission for	G	The site does not have planning

¹⁶ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

¹⁷ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

¹⁸ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	The site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁹	N/A	
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

¹⁹ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	It is considered that less than 25% of the site forms previously developed land.
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	The Council has not received an application for neighbourhood planning powers for any area within the Parish of Shillington.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	
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	
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical or permanent features that would affect the developability of the site are evident.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	Although the site doesn't necessarily cause complete coalescence between two settlements it does infill a large paddock which separates the main village of Shillington from Hillfoot End and this would have an adverse impact on the settlement

			pattern of Shillington.
Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	The site lies in Grade 3 Agricultural Land.

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved 	R	<p>Over 800m to bus stop. Development of this scale could not provide meaningful public transport improvements.</p> <p>Service 79 – Luton – Shillington –</p>

	public transport facilities could be provided as part of the development (G)		Meppershall Service 89 – Henlow Camp - Shillington - Hitchin
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m to Arlesey Train Station.
29	Is the site accessible from the existing road network?	G	Yes
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of developments could be a concern.
31	If not, has a commitment been made to address this?	A	Lower, middle and upper schools in this area are unlikely to be able to manage the impact of development without expansion. New middle and upper school places may be provided within the proposed Pix Brook Free School, if the application for that is approved by the EFA.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Pavilion forms a potential source of noise pollution.
Environmental Constraints			

36	<p>Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	R	<p>The Council's Landscape Officer has issued the following consultation response:</p> <p>This site forms part of spatial landscape buffer typical to Shillington settlement pattern of 'ends'. Setting to Conservation Area.</p> <p>'Enclosure' of landscape 'gap' by development along New Walk would result in detrimental change in village landscape character, reducing connectivity of landscape/ rural gaps physically and visually. Concern potential impact of change on character of New Walk 'quiet lane' and landscape setting to Conservation Area.</p>
37	<p>Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	A	<p>This site lies within a landscape that is known to contain multi-period archaeological remains and is adjacent to the historic core of settlement of Shillington; therefore it has archaeological potential.</p> <p>Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.</p>
38	<p>Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	A	<p>Development within this site should retain, buffer and enhance Important hedgerows/ trees. Valuable for SPI.</p> <p>Development would be required to provide a net gain for biodiversity.</p>
39	<p>Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?</p>	A	<p>Parish Green Infrastructure plan aspiration for this area to create new open access sites to maintain the green centre of the village.</p> <p>No loss of Leisure Strategy open space.</p>
Minerals and Waste			

40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	Development within this site would not impact upon minerals and waste sites or safeguarded areas.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None relevant.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site if fully developed would on plan appear to join High Road and Hillfoot Road, whereby the Landscaping Officer has objected to the development of the entire site on grounds relating to the character of the settlement. However, it is considered that subject to an appropriate scale of development, that development within the site will not be visually prominent within the landscape or the streetscene of either Hillfoot Road or High Road due to mature landscaping which would be sought to be retained and enhanced. Thereby it is considered that such harm would not be significant. It is considered that the proposal for development of this site is worthy of further assessment, including consideration of infrastructure capacity as well as access. Additional detail relating to the access to the site will be required.

STAGE 3 : ACHIEVABILITY

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

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

Viability

43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value 	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
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Achievability

44	Are there any market factors which would affect deliverability?		<p>It is not clear whether the land owners are intent on developing the site.</p> <p>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</p>
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		<p>2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 	0 to 5 years
46	What is the indicative build out time of the site?	<p>Can be provided over a four year period.</p> <p>The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.</p>
Does the site pass this stage?		Yes

SUMMARY

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

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

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

DRAFT

Site Assessment Framework for HOUSING²⁰

Site details	
Reference Number	ALP167
Site Name	Land to the south and east of High Road, Shillington
Site Address	Land to the south and east of High Road, Shillington
Settlement	Shillington
Size	Submitted Developable Area: 2.2 Ha Submitted Whole Site Area: 2.2 Ha Measured GIS Area: 2.2 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

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 55
			Number of proposed dwellings as per CBC methodology: 40

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	This site is not covered by a nationally significant designation.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	This site is not located within an AONB.
Does the site continue to next stage?			Yes

²⁰ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²¹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	This site is well related to Shillington and there are no major physical barriers evident.
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	Development of this site would not cause coalescence between existing settlements or ends of settlements.
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 needs²².

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ²³ ?	A	This question was not posed in the 2014 Call for Sites form.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is currently used for agricultural use.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	This site has been submitted on behalf of a developer.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	There are no evident legal or ownership issues that would prevent development.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No extant planning permission for the proposed use.

²¹ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

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

²³ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

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

Greenbelt

13	Is the site located within the Green Belt?	No	This site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ²⁴	N/A	
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition?	R	The site is not considered to form previously developed land.
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²⁴ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 		
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	No Neighbourhood Plan in Shillington.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation is evident. This question was not posed in the 2014 Call for Sites form.
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	
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No issues identified on site.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	No impact.
Agricultural Land Quality			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A) 	A	The site lies in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b.

	<ul style="list-style-type: none"> 50% or more in Grade 1, 2 or 3a (R) 		Therefore site must be rated Amber.
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 	A	Adjoining settlement
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Other catchment school available (A) 	A	Adjoining settlement
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> Yes, in the settlement (G) Yes, proposed as part of the development (G) No, but an adjoining settlement does (A) Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> Town Centre/ Supermarket (G) Convenience Store / Post Office / Newsagent (A) None (R) 	A	Convenience store and Post Office
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	Over 800m to bus stop. Development of this scale could not provide meaningful public transport improvements. Service 79 – Luton – Shillington – Meppershall. Service 89 – Henlow Camp - Shillington – Hitchin.
28	Distance to nearest train station:	R	5.7km to Arlesley Station.

	<ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	High Road.
School Capacity			
30	Do the local schools have capacity at all tiers?	A	<p>Shillington Lower School does not have existing capacity to accommodate new growth. Derwent lower may be able to accommodate some expansion.</p> <p>Middle and upper school places are very tight in this area.</p>
31	If not, has a commitment been made to address this?	A	None Identified.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Environmental Health			
34	<p>Contamination</p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting comments
35	<p>Adjoining uses</p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	G	Limited pollution from neighbouring uses.
Environmental Constraints			
36	<p>Landscape character</p> <p>What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	R	Development of site not acceptable; exposed, rural edge site beyond settlement envelope / Conservation Area. Potential wide ranging views to south. Forms part of landscape setting to

			<p>Conservation Area, rural ‘gaps’ within settlement / intervening typical to village settlement pattern and defining characteristic ‘end’s. Site on gently rising ground – key concern is exposure of development on wider rural south / wide ranging views, especially in deciduous landscape setting and during winter months.</p>
<p>37</p>	<p>Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	<p>A</p>	<p>The Council’s Conservation Officer has raised no objection to the development of this site; however the site is within the setting of listed buildings and the borders the Conservation Area. Subject to acceptable design that would preserve and enhance the character and appearance of the conservation area, and would be acceptable in the context of paragraphs 132-135 of the NPPF, it is considered that development would be acceptable in this context.</p> <p>The Council’s Archaeologist has issued the following consultation response:</p> <p>Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies adjacent to the historic core of the settlement of Shillington and another area of historic settlement at Clawders Hill Farm to the north east. Archaeological potential does not prevent allocation or development providing that an appropriate archaeological mitigation strategy in line with the requirements of para 141 of the NPPF is implemented.</p> <p>As this site has archaeological potential it is likely that an archaeological evaluation to satisfy para 128 of the NPPF would be required prior to a planning submission.</p> <p>Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.</p>

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	Potential for enhancement , retain existing hedgerow & buffer.
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	Would need to retain hedgerows.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	Development of this site would not affect a minerals and waste site, including mineral safeguarding sites.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None relevant.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

It is considered, subject to appropriate design within this historic context and edge of settlement location, in addition to an acceptable soft landscaping scheme to mitigate the visual impact of development upon the wider landscape, it is considered that the site is worthy of further consideration.

Any development will require archaeological investigations and would be required to provide a net gain for biodiversity.

STAGE 3 : ACHIEVABILITY

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

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

Viability

43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value 	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
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Achievability

44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen
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		<p>significant increases in residential property values in a relatively short period of time, whereby it is considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission 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

DRAFT

Site Assessment Framework for HOUSING²⁵

Site details	
Reference Number	ALP275
Site Name	Land off New Walk, Shillington
Site Address	Land off New Walk, Shillington
Settlement	Shillington
Size	Submitted Developable Area: 4.4 Ha Submitted Whole Site Area: 4.4 Ha Measured GIS Area: 4.4 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

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

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	This site is not covered by nationally significant designations.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	Yes/ No	This site is not located within an AONB.
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more²⁶.

Relationship to Settlement

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 Shillington and there are no barriers.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	The site does impact the existing village pattern by conjoining Hillfoot End and Shillington
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 needs²⁷.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ²⁸ ?	G	None identified.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	A mix of farm land and vacant scrub land.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of the sole landowner, intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No legal or ownership issues that would prevent or delay development of this site are evident.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	No extant planning permission for the proposed use.

²⁶ 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)

²⁷ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

²⁸ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	This site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ²⁹	N/A	
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

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

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	Less than 25% previously developed land.
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Shillington has not been designated for a Neighbourhood Plan and subsequently no draft allocations are yet available.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	None evident.
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	Details
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No issues identified on site.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	Although the site doesn't necessarily cause complete coalescence between two settlements it does infill a large paddock which separates the main village of Shillington from Hillfoot End.
Agricultural Land Quality			

24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	The site lies in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b.
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	<p>Over 800m to bus stop. Development of this scale could not provide meaningful public transport improvements.</p> <p>Service 79 – Luton – Shillington – Meppershall</p>

			Service 89 – Henlow Camp - Shillington – Hitchin.
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m Arlesey Train Station
29	Is the site accessible from the existing road network?	G	New Walk.
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Shillington Lower School does not have existing capacity to accommodate new growth. Derwent lower may be able to accommodate some expansion. Middle and upper school places are very tight in this area.
31	If not, has a commitment been made to address this?	A	None identified.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	A	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required.
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Noise from neighbouring pavilion.
Environmental Constraints			
36	Landscape character What would the impacts of development be on the	R	Development of site not acceptable; site forms part of

	landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		<p>spatial landscape buffer typical to Shillington settlement pattern of 'ends'. Setting to Conservation Area.</p> <p>'Enclosure' of landscape 'gap' by development along New Walk would result in detrimental change in village landscape character, reducing connectivity of landscape/ rural gaps physically and visually. Concern potential impact of change on character of New Walk 'quiet lane' and landscape setting to Conservation Area.</p>
37	<p>Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	A	<p>Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.</p> <p>This site lies within a landscape that is known to contain multi-period archaeological remains and is adjacent to the historic core of settlement of Shillington; therefore it has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.</p>
38	<p>Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	A	<p>Important hedgerows/ trees to be retained, buffered and enhanced. Valuable for SPI</p>
39	<p>Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?</p>	A	<p>Extensive network of ROW around and across site. Established hedgerows and trees. Access would need to be enhanced (including visual amenity) and hedgerows retained and enhanced. No loss of open space but direct impact on adj Memorial Playing Fields & Tennis Courts. Near to Woodmer End Playing Field, Shillington Recreation</p>

			Ground Play Area, Shillington Lower School, Hillside Road Allotments and All Saints Church Cemetery.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	Development of this site would not existing or allocated minerals and waste sites or mineral safeguarding sites.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None relevant.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site if fully developed would on plan appear to join High Road and Hillfoot Road, whereby the Landscaping Officer has objected to the development of the entire site on grounds relating to the character of the settlement. However, it is considered that subject to an appropriate scale of development, that development within the site will not be visually prominent within the landscape or the streetscene of either Hillfoot Road or High Road due to mature landscaping which would be sought to be retained and enhanced. Thereby it is considered that such harm would not be significant. It is considered that the development of this site is worthy of further consideration subject to appropriate details and infrastructure capacity. More detail relating to the access to the site will be required.

STAGE 3 : ACHIEVABILITY

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

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

Viability			
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably exceeded by likely residual value Low (A) Marginal viability, with likely residual land value close to benchmark land value Very Low (R) Likely residual value well below benchmark land value 	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achievability			
44	Are there any market factors which would affect deliverability?		The Council's Residential Development Viability Report (Feb 2017) is based upon residential property figures between 2013 and 2016. The housing market within Central Bedfordshire has seen significant increases in residential property values in a relatively short period of time, whereby it is

		<p>considered that the viability of developments within this report has been cautious. For example in 2016 Dunstable has benefited from a 17.9% housing price increase with an average annual house price increase in 2016 for housing within Central Bedfordshire of 10.74%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 	0 to 5 years
46	What is the indicative build out time of the site?	The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission 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

DRAFT

Site Assessment Framework for HOUSING³⁰

Site details	
Reference Number	ALP276
Site Name	Land at Hillside Rd (West of the Church)
Site Address	Land at Hillside Rd (West of the Church)
Settlement	Shillington
Size	Submitted Developable Area: Submitted Whole Site Area: Measured GIS Area:
Proposed Use	residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			17
			Number of proposed dwellings as per CBC methodology:
			59

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	The site is not within flood zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by nationally significant designations.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not in an AONB.
Does the site continue to next stage?			Yes

³⁰ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³¹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is well related to Shillington and there are no barriers.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	The site does impact the existing village pattern by conjoining Hillfoot End and Shillington
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 needs³².

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ³³ ?	G	None identified.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	Field, allotments and vacant land.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site has been submitted on behalf of a developer.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	None, other than full consideration given to existing allotment tenants, and adjoining landowners where necessary.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	The site does not benefit from an extant planning permission for the proposed use.

³¹ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

³² Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

³³ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

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

Greenbelt

13	Is the site located within the Green Belt?	No	The site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ³⁴	N/A	
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition?	R	It is considered that the site does not form previously developed land.
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³⁴ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 		
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Shillington has not been designated for a Neighbourhood Plan and subsequently no draft allocations are yet available
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	None evident.
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	The development of the entire site would result in the loss of allotments.
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No issues identified on site.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	R	Development of the site would cause harm to the character and appearance of the conservation area, the setting of a Grade I Listed Building and the setting of the settlement.
Agricultural Land Quality			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) 	A	Loss of Grade 3 Agricultural Land. The split between Grade 3a and 3b is unknown.

	<ul style="list-style-type: none"> • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 		
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	Over 800m to bus stop. Development of this scale could not provide meaningful public transport improvements. Service 79 – Luton – Shillington – Meppershall Service 89 – Henlow Camp - Shillington - Hitchin

28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m to Arlesey Train Station.
29	Is the site accessible from the existing road network?	A	Hillside Road , however access is tight with a pinch point. Hillside does not benefit from a footpath to connect to. More details required.
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Shillington Lower School does not have existing capacity to accommodate new growth. Derwent lower may be able to accommodate some expansion. Middle and upper school places are very tight in this area.
31	If not, has a commitment been made to address this?	A	None identified
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments.
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No evident sources of pollution from neighbouring land uses.
Environmental Constraints			
36	Landscape character What would the impacts of development be on the	R	Development not acceptable; Impact on simple, historic

	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?		landscape setting of All Saints / Conservation Area / wider rural landscape. Wide ranging views. Simplicity of setting of church, historic ambience and physical / visual relationship with immediate and wider landscape surrounds must be conserved. Existing residential edge beyond north site boundary behind treed buffer and integrated. Key concern development to northern site boundary would result in exposed views, including rooftops, from church surrounds. Development at Church View Ave exposed but mitigation could be achieved without development.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	R	Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies adjacent to the historic core of the settlement of Shillington. Archaeological potential does not prevent allocation or development providing that an appropriate archaeological mitigation strategy in line with the requirements of para 141 of the NPPF is implemented. As this site has archaeological potential it is likely that an archaeological evaluation to satisfy para 128 of the NPPF would be required prior to a planning submission. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability. The Council's Conservation Officer has objected to development of this site due to the harm to designated heritage assets not outweighing the benefits.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Small area of housing proposed with potential GI enhancement. Retain & buffer existing hedgerow corridors
39	Open space/leisure and GI assets Are there any potential conflicts with open space,	R	Currently allotments, established hedgerows / tree lines around site.

	leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?		ROW across site, would need to be enhanced.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	Developing this site would not impact on existing or allocated minerals and waste sites, or mineral safeguarding areas.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None relevant.
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is located within the Shillington Conservation Area, on land identified as Significant Landscape Area within the Conservation Area Appraisal which forms part of the distinctive character of the conservation area and the settlement, emphasising the landmark statues and importance of All Saints Church which is a Grade I Listed Building that is sited prominently above the site upon a hill top. It is considered that the site forms part of the immediate setting of this listed building.

In addition to the above, the site contains allotments which are considered to form important open space for recreation in the context of the NPPF. These allotments are not considered to be surplus to requirements and no justification has been provided.

As only a proportion of the site forms important open space the reduced northern parcel of the site has also been considered.

The sites access is restricted in width with a 6 metre wide access road, whereby an acceptable carriageway width could be provided, however no footpath could be provided to connect to the existing footpath network via this access.

Notwithstanding the above access constraints, this edge of settlement site is within the conservation area and is within the open countryside. The development of this site, by virtue of its open countryside location and its relationship with the existing settlement, result in the loss of an area of valued landscape and the introduction of built form would have a harmful impact on character of the area and local amenity and would fail to either preserve or enhance the character and appearance of the Conservation Area and the setting of the Grade I listed Church at this edge of settlement location. It is considered that the benefits of developing the site would not outweigh the harm to designated heritage assets which includes their setting. The adverse impacts of the scheme would significantly and demonstrably outweigh the benefits and the proposal would not amount to sustainable development.

Site Assessment Framework for HOUSING³⁵

Site details	
Reference Number	ALP277
Site Name	Land off High Road
Site Address	Land off High Road
Settlement	Shillington
Size	Submitted Developable Area: 0.77 Ha Submitted Whole Site Area: 0.77 Ha Measured GIS Area: 0.77 Ha
Proposed Use	Residential
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma:
			19
			Number of proposed dwellings as per CBC methodology:
			19

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	No part of the site falls within flood zones 2 or 3. However an ordinary watercourse is present within or neighbouring the site according to the EA's detailed River network mapping layer. JFlow modelling would be required to determine fluvial flood risk to the site and whether further assessment is required.
3	Is more than 50% of the site at risk from surface water flooding?	No	Site is at limited risk of surface water flooding, whereby no more than 50% of the site is at risk of surface water flooding in the 100 year event (including 30 year).

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special	No	This site is not covered by nationally significant designations.
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³⁵ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

	Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	This site is not located within an 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 towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more³⁶.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	The site is considered to be well related to Shillington and there appears to be no major physical barriers.
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	Development of the site would not cause physical or visual coalescence between neighbouring settlements.
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 needs³⁷.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ³⁸ ?	A	This question was not posed in the 2014 Call for Sites form
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	The site is currently used for a village hall as well as equestrian uses.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of a private landowner and the intention to develop the site has

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

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

³⁸ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

			been expressed.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	A	Approval to develop will need to be secured from the Charities Commission.
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.	A	No extant planning permission for the proposed use however, plan app submitted under ref: CB/15/02102/FULL – awaiting decision. This application was linked to application CB/15/02104/FULL which includes the delivery of a community facility. The application for the community facility, has yet to be determined however, the decisions both have a motion for the grant of planning permission from the DM committee subject to S106 agreements which have yet to be agreed and sealed.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	This site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	

15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ³⁹	N/A	
Does the site continue to next stage?		Yes	

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	A	26-75% of the site is considered to form previously developed land.
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Community

17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Shillington has not been designated for a Neighbourhood Plan and subsequently no draft allocations are yet available.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	This question was not posed by the 2014 Call for Sites form. None evident.
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)	Yes	Unless an equal or better community centre in an appropriate location would be provided off site through a linked planning permission and legal agreements.

Cumulative Impact

20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%

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

	<i>outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>		
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints or permanent features that would affect the site's developability are evident.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	It is considered that appropriate development within the site would not cause harm to the existing settlement pattern and would not have a unacceptable harmful impact upon the historic, unique or distinctive characteristic of the settlement's built or natural form.
Agricultural Land Quality			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	50% of the site falls within Grade 3 of the agricultural land classification. The split between Grade 3a and 3b is unknown.

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	Does the settlement have a GPs surgery or medical centre?	A	Adjoining settlement

	<ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 		
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	<p>Over 800m to bus stop. Development of this scale could not provide meaningful public transport improvements.</p> <p>Service 79 – Luton – Shillington – Meppershall</p> <p>Service 89 – Henlow Camp - Shillington - Hitchin</p>
28	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	More than 1200 metres from Arlesey Train Station.
29	Is the site accessible from the existing road network?	G	The site can be accessed from High Street.
School Capacity			
30	Do the local schools have capacity at all tiers?	A	<p>Shillington Lower School does not have existing capacity to accommodate new growth. Derwent lower may be able to accommodate some expansion.</p> <p>Middle and upper school places are very tight in this area.</p>
31	If not, has a commitment been made to address this?	A	None evident.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of

			any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	A	No part of the site falls within flood zones 2 or 3. However an ordinary watercourse is present within or neighbouring the site according to the EA's detailed River network mapping layer. JFlow modelling would be required to determine fluvial flood risk to the site and whether further assessment is required.
Environmental Health			
34	<p>Contamination</p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting comments
35	<p>Adjoining uses</p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	G	It does not appear that adjoining uses would result in pollution that would preclude development of this site.
Environmental Constraints			
36	<p>Landscape character</p> <p>What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	A	<p>Development of site may be acceptable; Forms rural edge / setting to Conservation Area. Concern on access and capacity of site. Appropriate landscape mitigation required. Any development must compliment and enhance Conservation Area landscape setting and interface with rural landscape; need to ensure effective and appropriate landscape mitigation based on and strengthening existing landscape boundaries to east and south especially, including locally native hedgerow trees.</p> <p>Landscape / rural interfaces must be retained within the public realm and not form garden boundaries. Concern access from High Road is constrained; widening of access could have detrimental effect on street scene.</p>
37	<p>Heritage/ Archaeology</p> <p>What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	A	<p>The frontage of the site is located within the Shillington Conservation Area, whereby regard should be had to the need to preserve and enhance the architectural and historic interest of this designated heritage asset. Any harm to heritage assets will be determined in accordance with paragraphs 132-135 of the NPPF.</p> <p>Site has archaeological potential but this would not</p>

			<p>prevent allocation providing appropriate mitigation is undertaken. This site lies within the historic core of the settlement of Shillington and has been subject to archaeological evaluation in response to planning application CB/15/02102/FULL which identified surviving earthworks and deposits dated to the medieval period. Archaeological potential does not prevent allocation or development providing that an appropriate archaeological mitigation strategy in line with the requirements of para 141 of the NPPF is implemented.</p> <p>As this site has archaeological potential it is likely that an archaeological Heritage Statement to satisfy para 128 of the NPPF would be required as part of any planning application. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.</p>
38	<p>Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	G	Development should provide a net gain for biodiversity and existing mature hedgerows would be required to be retained.
39	<p>Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?</p>	G	Development should retain hedgerow and enhance right of way on western edge of the site.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	Development of the site would not impact upon any existing or allocated minerals or waste site, or impact upon a mineral safeguarding area.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Planning application CB/15/02102/FULL, awaiting decision.
Gypsy and Traveller Provision			
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The development of the site would result in the loss of community facility that cannot be re-provided within the confines of the site and therefore this impact cannot be mitigated through a site specific policy. Furthermore; the site cannot be developed without the removal of the community facility. For the latter reason it is considered that the site is worthy of further consideration.

Site Assessment Framework for HOUSING⁴⁰

Site details	
Reference Number	ALP351
Site Name	Land off Brookside, Shillington.
Site Address	Land off Brookside, Shillington.
Settlement	Shillington.
Size	Submitted Developable Area: 0.25 Ha Submitted Whole Site Area: 0.44 Ha Measured GIS Area: 0.23 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

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	Yes	Number of proposed dwellings as per proforma:
			15
			Number of proposed dwellings as per CBC methodology
			7

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by a nationally significant designation.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not located within the AONB.
Does the site continue to next stage?			No

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

Site Assessment Framework for HOUSING⁴¹

Site details	
Reference Number	ALP402
Site Name	Land at New Walk
Site Address	New Walk, Shillington. SG5 3NP
Settlement	Shillington
Size	Submitted Developable Area: 4.8ha Submitted Whole Site Area: 5ha Measured GIS Area: 5.81ha
Proposed Use	Residential development
Any other information	NLP243 and ALP166

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 40 Number of proposed dwellings as per CBC methodology: 90
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

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 Shillington and there are no barriers to development. The proposed site would however, join up two ends in Shillington.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	It would join two ends of Shillington but not cause coalescence between two different villages.
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 needs⁴³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴⁴ ?	A	Further information provided
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The land is controlled by land owners intending to develop the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	There are no known legal or ownership problems that could prevent or delay development.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	There are no planning applications on the site.

⁴² 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)

⁴³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴⁴ 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?			Ye

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	Not located in Green Belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	N/A
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁴⁵	No	Site is not supported by a Neighbourhood Plan
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition?	R	Greenfield
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⁴⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	<ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 		
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	N/A
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	No impact on sustainability
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	There has been a 6.8% growth in housing in Shillington.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	There would be an additional 0.34% housing growth.
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	Although the site doesn't necessarily cause complete coalescence between two settlements it does infill a large paddock which separates the main village of Shillington from Hillfoot End and this would have an adverse impact on the settlement pattern of Shillington.
Agricultural Land Quality			

24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	Grade 3
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	<p>Over 800m to bus stop. Development of this scale could not provide meaningful public transport improvements.</p> <p>Service 79 – Luton – Shillington – Meppershall</p> <p>Service 89 – Henlow Camp -</p>

			Shillington - Hitchin
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m
29	Is the site accessible from the existing road network?	G	yes
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of developments could be a concern.
31	If not, has a commitment been made to address this?	A	Lower, middle and upper schools in this area are unlikely to be able to manage the impact of development without expansion. New middle and upper school places may be provided within the proposed Pix Brook Free School, if the application for that is approved by the EFA.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No issues
Environmental Constraints			
36	Landscape character	A	Limited potential for low density

	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. Significant landscape corridor would be required connecting village green with sports fields and wider countryside.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G	Site is considered to have low archaeological potential. No objection to allocation
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A/R	Important hedgerows/ trees to be retained, buffered and enhanced. Valuable for SPI
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Parish GI plan aspiration for this area to create new open access sites to maintain the green centre of the village. No loss of LS open space.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Gypsy and Traveller Provision			
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site if fully developed would on plan appear to join High Road and Hillfoot Road, whereby the Landscaping Officer has objected to the development of the entire site on grounds relating to the character of the settlement. However, it is considered that subject to an appropriate scale of development, that development within the site will not be visually prominent within the landscape or the streetscene of either Hillfoot Road or High Road due to mature landscaping which would be sought to be retained and enhanced. Thereby it is considered that such harm would not be significant. It is considered that the development of this site is suitable subject to appropriate details and infrastructure capacity. More detail relating to the access to the site will be required.

STAGE 3 : ACHIEVABILITY

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

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

Viability			
43	Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low? <ul style="list-style-type: none"> High (G) Benchmark land value comfortably 	G	The Council's Residential Development Viability Report (Feb 2017) indicates that residual value of development in this value area

	<p>exceeded by likely residual value</p> <ul style="list-style-type: none"> • 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 		and at this scale would exceed both the upper and lower benchmark land values and as such the report indicates that such development would likely be viable.
Achievability			
44	<p>Are there any market factors which would affect deliverability?</p>		<p>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%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower value areas of the Authority.</p>
45	<p>When can the scheme realistically commence delivery?</p> <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		0 to 5 years
46	<p>What is the indicative build out time of the site?</p>		<p>Over a two year period</p> <p>The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb</p>

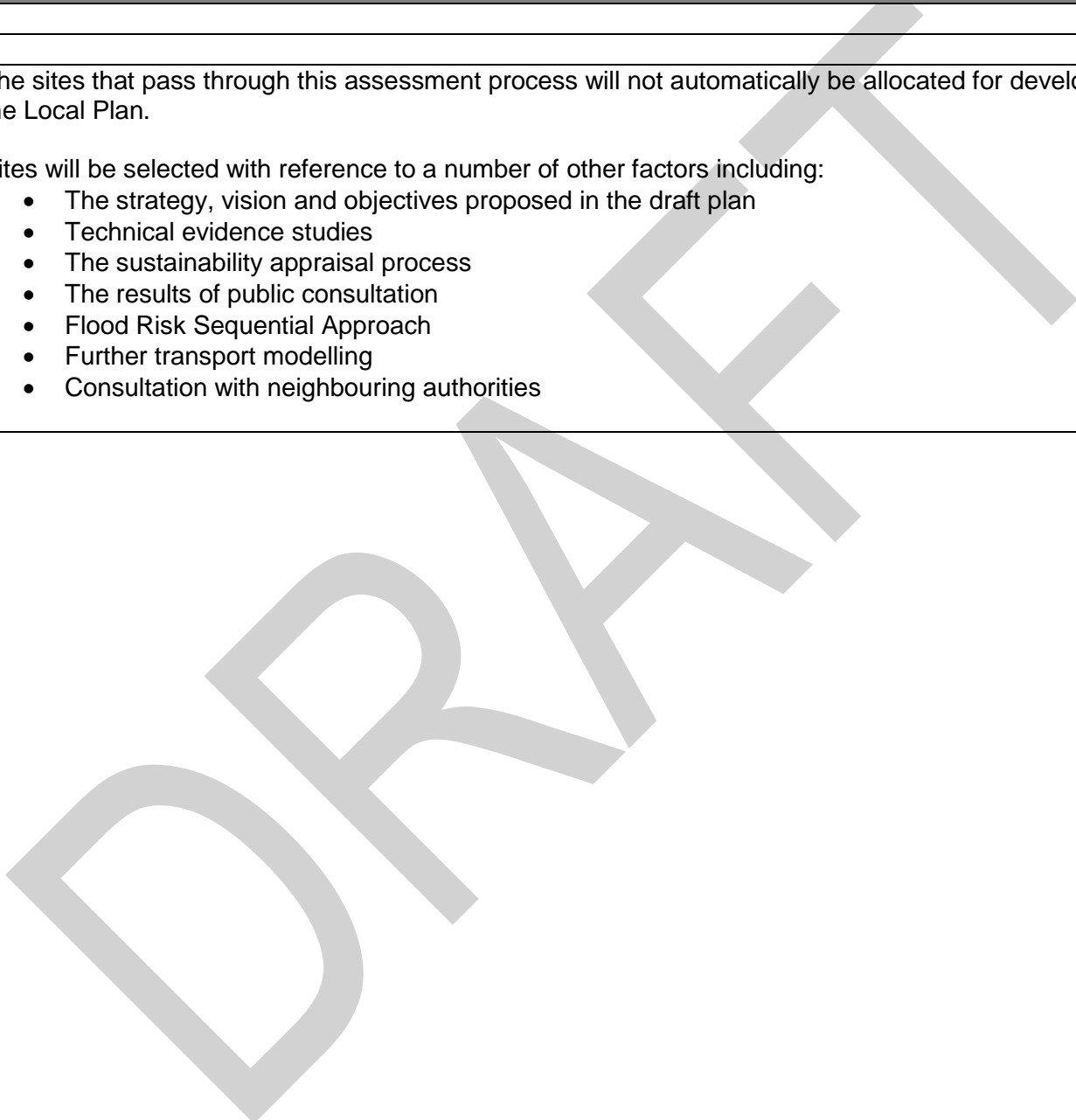
			2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to first completion and would build out the site at a rate of 50 dwellings per annum there after.
Does the site pass this stage?			Yes

SUMMARY

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

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

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



Site Assessment Framework for HOUSING⁴⁶

Site details	
Reference Number	ALP403
Site Name	Land at Marquis Hill
Site Address	Land at Marquis Hill
Settlement	Shillington.
Size	Submitted Developable Area: 0.40 Ha Submitted Whole Site Area: 0.39 Ha Measured GIS Area: 0.39 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

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 8
			Number of proposed dwellings as per CBC methodology: 12

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by a nationally significant designation.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not located within an AONB.
Does the site continue to next stage?			Yes

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

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 Shillington and there are no major physical barriers.
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	Development within this site would not cause physical or visual coalescence of settlements.
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 needs⁴⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁴⁹ ?	A	This question was not posed by the 2014 Call for Sites forms.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	The existing use of the site is agricultural. It is not considered that the existing use would limit development potential.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of a private landowner. The intention to develop has been expressed.
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 legal or ownership problems that could delay or prevent development of the site are evident.

⁴⁷ 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)

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

⁴⁹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	The site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁵⁰	N/A	
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.

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

Previously Developed Land			
16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	It is considered that this site does not form previously developed land.
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Shillington has not been designated for a Neighbourhood Plan and subsequently no draft allocations are yet available.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	This question was not posed in the 2014 Call for Sites form.
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	
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	There are no physical constraints or permanent features that would affect the developability of the site.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	There would be no adverse impacts as a result of the development regarding settlement pattern or historic
Agricultural Land Quality			
24	Would the development impact on high quality	A	The site lies in Grade 3 of the

	agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	Agricultural Land Classification. The split between Grade 3a and 3b is unknown.
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	Over 800m to bus stop with frequent service. Development of this scale could not provide meaningful public transport improvements.
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) 	R	Over 1200m to Arlesey Train Station.

	<ul style="list-style-type: none"> 800m-1200m (A) Over 1200m (R) 		
29	Is the site accessible from the existing road network?	G	Marquis Hill
School Capacity			
30	Do the local schools have capacity at all tiers?	A	<p>Shillington Lower School does not have existing capacity to accommodate new growth. Derwent lower may be able to accommodate some expansion.</p> <p>Middle and upper school places are very tight in this area.</p>
31	If not, has a commitment been made to address this?	A	Not identified.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required.
Environmental Health			
34	<p>Contamination</p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting comments
35	<p>Adjoining uses</p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	G	No identified sources of pollution on neighbouring land uses that would conflict with the proposed use.
Environmental Constraints			
36	<p>Landscape character</p> <p>What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	R	Development of site not acceptable; open rural site, elevated ground, revealing views to south /AONB horizon. Concern development cannot be integrated within elevated rural edge / appropriately mitigated.

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 archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies adjacent to an area of historic settlement at Clawders Hill Farm to the north east. Archaeological potential does not prevent allocation or development providing that an appropriate archaeological mitigation strategy in line with the requirements of para 141 of the NPPF is implemented. As this site has archaeological potential it is likely that an archaeological evaluation to satisfy para 128 of the NPPF would be required prior to a planning submission. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
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	Development should retain existing hedgerow, and provide a net gain for biodiversity.
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	Development would need to enhance right of way on western edge of the site.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	Development of this site would not impact upon any existing or allocated minerals and waste sites or mineral safeguarding areas.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None relevant.
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site would cause harm to the character and appearance of the area, which includes the openness of the countryside and the character of the settlement which includes its setting, due to the topography of the site and the openness of the landscape it is not considered that the impact of the development upon the landscape could be mitigated to an acceptable degree through soft landscaping, it is considered that the benefit of 12 homes would not outweigh the identified environmental harm and as such it is considered that this site is not worthy of further consideration for development.

Concern in relation to Highway Safety, due to the crest of hill obscuring views to the west of the site, needs further investigation.

DRAFT

Site Assessment Framework for HOUSING⁵¹

Site details	
Reference Number	ALP404
Site Name	Land at Hillside
Site Address	Land at Hillside
Settlement	Shillington
Size	Submitted Developable Area: 2.3 Ha Submitted Whole Site Area: 2.3 Ha Measured GIS Area: 2.3 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

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 15 Number of proposed dwellings as per CBC methodology: 18
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	The site is not located within flood zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Less than 50% of the site is at risk from surface water flooding.

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by a nationally significant designation.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not within an AONB.
Does the site continue to next stage?			Yes

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

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 more⁵².

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 Shillington and there are no major physical barriers between the site and the settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	Development of this site would not cause visual or physical 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 needs⁵³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁵⁴ ?	A	This question was not posed in the 2014 Call for Sites.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	Fields, allotments and vacant land.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	This site has been submitted on behalf of a private landowner. The intention to develop this site is expressed.
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 legal or ownership issues are evident.
12	Does the site already have planning permission for	G	This site does not benefit from an

⁵² 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)

⁵³ 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.

⁵⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	This site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁵⁵	N/A	
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

⁵⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	It is considered that this site does not form previously developed land.
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Shillington has not been designated for a Neighbourhood Plan and subsequently no draft allocations are yet available.
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation is evident. This question was not posed in the 2014 Call for Sites Form.
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	
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical or permanent features that would affect the site's developability are evident.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	R	Development of the site would cause harm to the character and appearance of the conservation area, the setting of a Grade I Listed Building and the historic setting of the settlement.
Agricultural Land Quality			
24	Would the development impact on high quality	A	Loss of land within Grade 3 of the

	agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	agricultural land classification. The split between grade 3a and 3b is unknown.
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	Over 800m to bus stop with a frequent service. Development of this scale could not provide meaningful public transport improvements. Service 79 – Luton – Shillington – Meppershall

			Service 89 – Henlow Camp - Shillington - Hitchin
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m to Arlesey Train Station.
29	Is the site accessible from the existing road network?	A	Hillside Road , however access is tight with a pinch point. Hillside does not benefit from a footpath to connect to. More details required.
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Shillington Lower School does not have existing capacity to accommodate new growth. Derwent lower may be able to accommodate some expansion. Middle and upper school places are very tight in this area.
31	If not, has a commitment been made to address this?	A	None identified.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required.
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No identified adjoining uses have the potential to conflict with the proposed use.
Environmental Constraints			

<p>36</p>	<p>Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	<p>R</p>	<p>Development not acceptable; Impact on simple, historic landscape setting of All Saints / Conservation Area / wider rural landscape. Wide ranging views. Simplicity of setting of church, historic ambience and physical / visual relationship with immediate and wider landscape surrounds must be conserved.</p> <p>Existing residential edge beyond north site boundary behind treed buffer and integrated. Key concern development to northern site boundary would result in exposed views, including rooftops, from church surrounds.</p> <p>Development at Church View Ave exposed but mitigation could be achieved without development.</p>
<p>37</p>	<p>Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	<p>R</p>	<p>The Council's Archaeologist has issued the following consultation response:</p> <p>Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies adjacent to the historic core of the settlement of Shillington. Archaeological potential does not prevent allocation or development providing that an appropriate archaeological mitigation strategy in line with the requirements of para 141 of the NPPF is implemented. As this site has archaeological potential it is likely that an archaeological evaluation to satisfy para 128 of the NPPF would be required prior to a planning submission. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.</p> <p>The Site is located within the Shillington Conservation Area and consists of land identified as a significant landscape space within the Conservation Area Appraisal.</p>

			<p>The Conservation Area Appraisal indicates that significant landscape space should be sought to be retained where necessary and that development proposal should be resisted on significant landscape space.</p> <p>The significant landscaping space for which the site consists forms part of the immediate setting to the All Saints Church which is a Grade I Listed Building. The Church is sited upon a hill top whereby the church towers over the village of Shillington and is a valued feature from the immediate and wider views within the landscape.</p> <p>Development within the setting of this Listed Building and on land indicated to be important in landscaping terms as a definitive character of the conservation area and the village, would cause harm to both these heritage assets. This harm will need to be judged in accordance with Paragraph 132-135 of the NPPF.</p> <p>A reduced scheme to the portion of the site would cause a reduced degree of harm.</p>
38	<p>Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	A	<p>Small area of housing proposed with potential GI enhancement. Retain & buffer existing hedgerow corridors</p>
39	<p>Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?</p>	R	<p>Currently allotments, established hedgerows / tree lines around site. ROW across site, would need to be enhanced.</p> <p>Direct impact on adj Hillside Road Allotments. Potential extension and appropriate separation required.</p>
Minerals and Waste			
40	<p>What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?</p>	G	<p>Development of this site would not impact upon any existing or allocated minerals or waste sites or mineral safeguarding areas.</p>
Planning History			
41	<p>What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)</p>		<p>None relevant.</p>
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is located within the Shillington Conservation Area, on land identified as Significant Landscape Area within the Conservation Area Appraisal which forms part of the distinctive character of the conservation area and the settlement, emphasising the landmark statues and importance of All Saints Church which is a Grade I Listed Building that is sited prominently above the site upon a hill top. It is considered that the site forms part of the immediate setting of this listed building.

In addition to the above, the site contains allotments which are considered to form important open space for recreation in the context of the NPPF. These allotments are not considered to be surplus to requirements and no justification has been provided.

As only a proportion of the site forms important open space the reduced northern parcel of the site has also been considered.

The sites access is restricted in width with a 6 metre wide access road, whereby an acceptable carriageway width could be provided, however no footpath could be provided to connect to the existing footpath network via this access.

Notwithstanding the above access constraints, this edge of settlement site is within the conservation area and is within the open countryside. The development of this site, by virtue of its open countryside location and its relationship with the existing settlement, result in the loss of an area of valued landscape and the introduction of built form would have a harmful impact on character of the area and local amenity and would fail to either preserve or enhance the character and appearance of the Conservation Area and the setting of the Grade I listed Church at this edge of settlement location. It is considered that the benefits of developing the site would not outweigh the harm to designated heritage assets which includes their setting. The adverse impacts of the scheme would significantly and demonstrably outweigh the benefits and the proposal would not amount to sustainable development.

Site Assessment Framework for HOUSING⁵⁶

Site details	
Reference Number	NLP133
Site Name	Land off Bury Road
Site Address	Land off Bury Road
Settlement	Shillington
Size	Submitted Developable Area: 1.67 Ha Submitted Whole Site Area: 2.67 Ha Measured GIS Area: 2.67 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

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 55 Number of proposed dwellings as per CBC methodology: 30
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	>0% <50% of site within Flood Zone 2.
3	Is more than 50% of the site at risk from surface water flooding?	No	Surface water flood risk in the 100yr event (including 30yr) is >0%<50%.

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by a nationally significant designation.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not located within an AONB.
Does the site continue to next stage?			Yes

⁵⁶ 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 more⁵⁷.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is well related to Shillington and there are major no physical barriers between the site and the settlement. Development of the entire site would not form a logical extension to the settlement, projecting built development into the open countryside in a form out of character to the existing settlement pattern.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	Development of the site would not cause physical or visual coalescence between Shillington and neighbouring settlements. However development of this site would cause coalescence between Shillington and one of its ends.
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 needs⁵⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁵⁹ ?	G	None identified.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	Agricultural land still in production.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	This site has been submitted on behalf of a private landowner. The intention to develop the site is expressed.

⁵⁷ 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)

⁵⁸ 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.

⁵⁹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	This site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁶⁰	N/A	
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

⁶⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	It is not considered that the site forms previously developed land.
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Community

17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation evident.
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	Development of this site would not impact on the sustainability of the settlement through the loss of services and facilities.

Cumulative Impact

20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	G	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%

Physical Constraints

22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints or permanent features that would affect the developability of the site are evident.
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Relationship to Settlement

23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive	R	Development of this site would not form a logical extension to the settlement, causing coalescence
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	characteristics of the settlement's built or natural form?		between the Shillington and one of its ends.
Agricultural Land Quality			
24	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	The site lies in Grade 3 Agricultural Land. The most recent data from Natural England does not sub-classify Grades 3a and 3b.

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	R	Over 800m to bus stop with a frequent service. Development of this scale could not provide meaningful public transport improvements.

	<ul style="list-style-type: none"> OR submission form stated that improved public transport facilities could be provided as part of the development (G) 		<p>Service 79 – Luton – Shillington – Meppershall</p> <p>Service 89 – Henlow Camp - Shillington - Hitchin</p>
28	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R/A/G	Over 1200m to Arlesey Station
29	Is the site accessible from the existing road network?	G	Bury Road
School Capacity			
30	Do the local schools have capacity at all tiers?	A	<p>Shillington Lower School does not have existing capacity to accommodate new growth. Derwent lower may be able to accommodate some expansion.</p> <p>Middle and upper school places are very tight in this area.</p>
31	If not, has a commitment been made to address this?	A	None evident.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	R	Further assessment required.
Environmental Health			
34	<p>Contamination</p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Awaiting Comments.
35	<p>Adjoining uses</p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	G	No identified adjoining uses that would have the potential to cause conflict with the proposed use.

Environmental Constraints

<p>36</p>	<p>Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	<p>R</p>	<p>Development of site not acceptable; impact on character of landscape setting to village envelope, development will be poorly related to settlement / rural setting.</p> <p>Shillington settlement pattern typically linked 'ends' separated by rural spatial 'gaps', development of site would impact on spatial setting on Woodmer End, result in built form extending beyond village envelope, poorly related to settlement and rural setting, impacting on landscape character within and beyond settlement envelope.</p> <p>Negative impact on Public Rights of Way and landscape amenity.</p>
<p>37</p>	<p>Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	<p>A</p>	<p>The Council's Archaeologist has issued the following consultation response:</p> <p>"The site lies within an area of archaeological potential, it site also forms part of the setting of Church Panel moated site Scheduled Monument.</p> <p>Therefore this site has archaeological potential. Archaeological potential does not necessarily prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented; this would include the mitigation of the impact on the setting of the Scheduled Monument. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF and a consideration of the impact on the setting of the Scheduled Monument using the Historic England guidance on the setting of heritage assets and in the context of paragraphs 132-134 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability".</p>

38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	The Council's Ecologist has issued the following consultation response, "the site appears to be rough grazing with hedgerows, proposed housing density would result in a development that will struggle to deliver net gain for biodiversity.
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Extensive network of right of way across site, open ditch to three sides. Established hedgerows and trees. Access would need to be enhanced (including visual amenity) and hedgerows and waterbodies retained and enhanced. Parish GI plan identifies aspiration for new open access land in this area. Site is already open access land with recreational value that would be lost as a result of development.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	Development of this site would not impact on safeguarded minerals and waste sites, including mineral safeguarding sites.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None relevant.
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The golden thread running through plan making and decision taking is the presumption in favour of sustainable development. Paragraph 7 of the NPPF outlines that there are three dimensions to sustainable development which are the environmental, social and economic. Paragraph 17 of the NPPF outlines the Core Planning principles which includes: take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; and take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Development of entire site would cause a negative impact on the character of the landscape setting of the settlement, whereby the projection of built development would not visually appear as a logical extension to the settlement and would poorly relate to the surrounding built environment. Furthermore; due to Shillington's settlement pattern which features linked 'ends' that are separated by rural spatial 'gaps', the development of this site would result in the coalescence of and negative impact upon spatial setting of Woodmer End and Shillington, causing harm to the character and appearance of the area. The latter is considered to form environmental harm which weighs heavily against development of this site.

The landscape here is clearly valued by local people, featuring an extensive and well used right of way network through the site which connects to a network of public right of ways through the

landscape and is a landscape in which people spend their leisure time, which is experienced close up and at a distance.

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

It is not considered that this site is worthy of further consideration.

DRAFT

Site Assessment Framework for HOUSING⁶¹

Site details	
Reference Number	NLP188
Site Name	Land to the North of Dawes Garage, 25 High Road
Site Address	Land north of Dawes Garage
Settlement	Shillington
Size	Submitted Developable Area: 2.8 Ha Submitted Whole Site Area: 2.8 Ha Measured GIS Area: 2.8 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

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 23 Number of proposed dwellings as per CBC methodology: 33
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not in flood zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	The site is at limited risk of surface water flooding.
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by a nationally significant designation.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not located within an AONB.
Does the site continue to next stage?			Yes

⁶¹ 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 more⁶².

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 if developed as a whole would not appear as a logical extension to the settlement, however a portion of the site could be considered. There are no physical major constraints to development evident.
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	Development of this site would not cause visual or physical coalescence with any neighbouring settlement.
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 needs⁶³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁶⁴ ?	G	No constraints to meeting critical infrastructure needs are evident.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	The site is disused agricultural land, it is not considered that the existing use would limit the development potential of the site.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of a private landowner. The intention of the landowner to develop the site has been expressed.
11	Are there any legal or ownership problems that could	G	No legal or ownership issues that

⁶² 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)

⁶³ 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.

⁶⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	delay or prevent development? If Yes, then can these be issues be realistically overcome?		could delay or prevent development are evident.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	The site does not benefit from an extant planning permission for the proposed use.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	The site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) <p>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.*</p>	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁶⁵	N/A	
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

⁶⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	The use of the site is considered to be agricultural, whereby it is not considered that the site would form previously developed land.
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Community

17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No community consultation is evident.
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	Development of this site would not result in the loss of services or facilities.

Cumulative Impact

20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%

Physical Constraints

22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints or permanent features that would affect the sites developability.
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Relationship to Settlement

23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive	G	Development of a portion of this site would cause no unacceptable adverse impact on the historic,
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	characteristics of the settlement's built or natural form?		unique or distinctive characteristics of the settlement's built or natural form.
Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	Development would result in the loss of Grade 3 agricultural land. The split between grade 3a and 3b is unknown.

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office

27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	Over 800m to bus stop with a frequent service. Development of this scale could not provide meaningful public transport improvements. Service 79 – Luton – Shillington – Meppershall. Service 89 – Henlow Camp - Shillington – Hitchin.
28	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Over 1200m to Arlesey Station.
29	Is the site accessible from the existing road network?	G	High Road
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Shillington Lower School does not have existing capacity to accommodate new growth. Derwent lower may be able to accommodate some expansion. Middle and upper school places are very tight in this area.
31	If not, has a commitment been made to address this?	A	None identified.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required.
Environmental Health			
34	Contamination Are there any contamination constraints on site and	R/A/G	Awaiting comments

	will there be any remediation required?		
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Potential noise and fumes from neighbouring land uses (Garage with MOT servicing and petrol station),
Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development of site not acceptable; exposed, rural edge site beyond settlement envelope / Conservation Area. Potential wide ranging views to south. Forms part of landscape setting to Conservation Area, rural 'gaps' within settlement / intervening typical to village settlement pattern and defining characteristic 'end's. Site on gently rising ground – key concern is exposure of development on wider rural south / wide ranging views, especially in deciduous landscape setting and during winter months. However development of portion of site would partially mitigate impacts.
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	The Council's Archaeologist has issued the following consultation response: Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies adjacent to the historic core of the settlement of Shillington and another area of historic settlement at Clawders Hill Farm to the north east. Archaeological potential does not prevent allocation or development providing that an appropriate archaeological mitigation strategy in line with the requirements of para 141 of the NPPF is implemented. As this site has archaeological potential it is likely that an archaeological evaluation to satisfy para 128 of the NPPF would be required prior to a planning submission. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.

			The Council's Conservation Officer has raised no objection to the development of this site. However it is noted that the site is within the wider setting of listed buildings and beyond but adjoining the Shillington Conservation Area.
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	Potential for enhancement, retain existing hedgerow and buffer. Development would be required to provide a net gain for biodiversity.
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	Retain hedgerows.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	Development of the site would impact upon existing or allocated minerals and waste sites or mineral safeguarding areas.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None relevant.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site adjoins, but is located beyond the Shillington Conservation Area and is located within the wider setting of the Listed Church which can be viewed over the site from the Bridleway to the east of the site. Thereby any harm caused by the development upon heritage assets shall be assessed in the context of paragraphs 132-134 of the NPPF. The Council's Conservation Officer, has raised no objection to development of this site provided that the site would be of an appropriate design, when considering the limited harm that would be caused by development upon the significance of heritage assets, it is considered that the public benefits of development within this site could outweigh the harm. Therefore it is considered that the site should not be precluded from development on grounds relating to impact upon the significance of heritage assets.

Furthermore; the site has archaeological potential but this would not prevent development providing appropriate mitigation is undertaken.

An objection has been raised by the Council's Landscape Officer in relation to the loss of a rural edge to the settlement and setting of the Conservation Area, and the harm to the settlement pattern and character. In addition concern raised in relation to the exposure of development to wider southern views, especially during the winter months. However it is considered that the impact upon the significance of heritage assets including their setting could be outweighed by appropriate design and the public benefits of development. The concern relating to the impact open views from the wider landscape is noted however, subject to appropriate landscaping and a logical portion of the site being developed it is considered that the harm caused by development would be outweighed by the benefits.

It is considered that the site if fully developed would not form a logical extension to the settlement with development appearing as an incursion of built development into the open countryside, causing harm to the character and appearance of the area, including the intrinsic character and beauty of the Countryside. However it is considered that a portion of the site could be acceptable.

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	
<p>43</p>	<p>Referring to the Viability Assessment undertaken by consultants, is the probability of the site being viable high, medium or low?</p> <ul style="list-style-type: none"> • High (G) Benchmark land value comfortably exceeded by likely residual value • Low (A) Marginal viability, with likely residual land value close to benchmark land value • Very Low (R) Likely residual value well below benchmark land value <p style="text-align: center;">G</p> <p>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.</p>
Achievability	
<p>44</p>	<p>Are there any market factors which would affect deliverability?</p> <p>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%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of development not only in the higher value areas but also the lower</p>

			value areas of the Authority.
45	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		0 to 5 years
46	What is the indicative build out time of the site?		The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?			Yes

SUMMARY

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

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

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

Site Assessment Framework for HOUSING⁶⁶

Site details	
Reference Number	NLP241
Site Name	Land east of the High Road
Site Address	Land east of High Road, Shillington
Settlement	Shillington
Size	Submitted Developable Area: 5.5ha Submitted Whole Site Area: 5.5ha Measured GIS Area: 5.2ha
Proposed Use	Residential development
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 165
			Number of proposed dwellings as per CBC methodology: 100

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB
Does the site continue to next stage?			Yes

⁶⁶ 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 more⁶⁷.

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 forms an extension to Shillington in the south east. However, it is considered that this site would extend Shillington beyond the settlement envelope and therefore extend it unnaturally outwards as the site is separated from Shillington by the High Road in the west and a water course in the north.
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 needs⁶⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁶⁹ ?	G	Can be provided on site
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The land is controlled by land owners intending to develop the site.
11	Are there any legal or ownership problems that could	G	There are no known legal or

⁶⁷ 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)

⁶⁸ 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.

⁶⁹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

	delay or prevent development? If Yes, then can these be issues be realistically overcome?		ownership problems that could prevent or delay development.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	There are no planning applications on the site.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	Not located in Green Belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	N/A
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁷⁰	No	Site is not supported by a Neighbourhood Plan
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

⁷⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land

16	<p>Is the site Previously Developed Land in accordance with the NPPF definition?</p> <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	Greenfield
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Community

17	<p>Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p>	No	N/A
18	<p>Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.</p>	No	No consultation
19	<p>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)</p>	No	No impact on sustainability. The proposed development would require the reorganisation of the allotments.

Cumulative Impact

20	<p>Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i></p>	A	There has been a 6.8% growth in housing in Shillington.
21	<p>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i></p>	G	There would be an additional 0.34% housing growth.

Physical Constraints

22	<p>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.</p>	A	Separated from Shillington by High Road.
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Relationship to Settlement

23	<p>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?</p>	R	The site would extend development southwards, beyond High Road. This would not complement the existing settlement pattern.
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Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	Grade 3

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) 	R	Over 800m to bus stop with a frequent service. Development of this scale could not provide meaningful public transport

	<ul style="list-style-type: none"> Over 800m (R) OR submission form stated that improved public transport facilities could be provided as part of the development (G) 		improvements.
28	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Over 1200m
29	Is the site accessible from the existing road network?	G	yes
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of developments could be a concern.
31	If not, has a commitment been made to address this?	A	Lower, middle and upper schools in this area are unlikely to be able to manage the impact of development without expansion. New middle and upper school places may be provided within the proposed Pix Brook Free School, if the application for that is approved by the EFA.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	A	OW present, JFlow modelling required to confirm flood risk
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	Adjoining uses Would any adjoining uses have the potential to	G	No issues

	cause conflict with the proposed use? (for example; noise and smell)		
Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	inappropriate extension of development beyond settlement envelope in to open rural countryside.
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
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	Long established grassland, likely valuable foraging land for birds and mammals, old hedgerows & trees H/SPI
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	G/A	Aspiration identified in Parish GI plan to upgrade bridleway that runs along the northern edge of the site to a cycleway. Could be delivered as part of development. No loss of LS open space.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is not to be considered further.

- **The site is located to the south of High Road.**
- **Development does not extend beyond the road southwards.**
- **It is therefore considered that this would have an adverse impact on the settlement pattern of Shillington.**

Site Assessment Framework for HOUSING⁷¹

Site details	
Reference Number	NLP243
Site Name	The Gables, Land at New Walk
Site Address	New Walk, Shillington. SG5 3NP
Settlement	Shillington
Size	Submitted Developable Area: 5ha Submitted Whole Site Area: 5ha Measured GIS Area: 5.8
Proposed Use	Residential development
Any other information	ALP402 and ALP166

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 40-100
			Number of proposed dwellings as per CBC methodology: 90

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB
Does the site continue to next stage?			Yes

⁷¹ 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 more⁷².

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 Shillington and there are no barriers to development. However, the proposed site would, join up two ends in Shillington.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	It would joins two ends of Shillington but not cause coalescence between two different villages.
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 needs⁷³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁷⁴ ?	G	Can be provided on site
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

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

⁷² 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)

⁷³ 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.

⁷⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	Not located in Green Belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	N/A
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	N/A
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁷⁵	No	Site is not supported by a Neighbourhood Plan
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

⁷⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	Greenfield
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	N/A
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	No consultation
19	Sustainability of Settlement Would this proposal impact on the sustainability of the settlement through the loss of services and facilities (for example, employment, retail, public house etc)	No	No impact on sustainability
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	There has been a 6.8% growth in housing in Shillington.
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	There would be an additional 0.34% housing growth.
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	A	Although the site doesn't necessarily cause complete coalescence between two settlements it does infill a large paddock which separates the main village of Shillington from Hillfoot End and this would have

			an adverse impact on the settlement pattern of Shillington.
Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	Grade 3

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	R	Over 800m to bus stop with a frequent service. Development of this scale could not provide meaningful public transport improvements.

	<ul style="list-style-type: none"> OR submission form stated that improved public transport facilities could be provided as part of the development (G) 		
28	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Over 1200m
29	Is the site accessible from the existing road network?	G	yes
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of developments could be a concern.
31	If not, has a commitment been made to address this?	A	Lower, middle and upper schools in this area are unlikely to be able to manage the impact of development without expansion. New middle and upper school places may be provided within the proposed Pix Brook Free School, if the application for that is approved by the EFA.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> No assessment required (G) Consider Further Assessment (A) Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting Comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example;	G	No issues

	noise and smell)		
Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Limited potential for low density development. Significant landscape corridor would be required connecting village green with sports fields and wider countryside.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	G	Site is considered to have low archaeological potential. No objection to allocation
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A/R	Important hedgerows/ trees to be retained, buffered and enhanced. Valuable for SPI
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Parish GI plan aspiration for this area to create new open access sites to maintain the green centre of the village. No loss of LS open space.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site if fully developed would on plan appear to join High Road and Hillfoot Road, whereby the Landscaping Officer has objected to the development of the entire site on grounds relating to the character of the settlement. However, it is considered that subject to an appropriate scale of development, that development within the site will not be visually prominent within the landscape or the streetscene of either Hillfoot Road or High Road due to mature landscaping which would be sought to be retained and enhanced. Thereby it is considered that such harm would not be significant. It is considered that the development of this site is suitable subject to appropriate details and infrastructure capacity. More detail relating to the access to the site will be required.

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?	G	The Council's Residential Development Viability Report (Feb 2017) indicates that
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	<ul style="list-style-type: none"> • High (G) Benchmark land value comfortably exceeded by likely residual value • Low (A) Marginal viability, with likely residual land value close to benchmark land value • Very Low (R) Likely residual value well below benchmark land value 	<p>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.</p>
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Achievability

<p>44</p>	<p>Are there any market factors which would affect deliverability?</p>	<p>Site not under option from developer</p> <p>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%.</p> <p>This increase in property value has been a result of not only national trends in house prices and existing transport links to economically successful areas but also significant infrastructure projects within the pipeline including: East-West Rail; M1-A5 link road; A421 upgrades; Oxford to Cambridge Express Way; Luton and Dunstable Guided Busway; M1 improvements; and potential A1 improvements. It is considered that as such infrastructure projects progress that property prices within the Local Authority will likely continue to increase which has and will increase viability/deliverability of</p>
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			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? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		0 to 5 years
46	What is the indicative build out time of the site?		Over a two year period The Case Study Sites outlined within the Council's Residential Development Viability Report (Feb 2017) indicates that after the site has received detailed planning permission a single housebuilder would likely take one year to build out this site.
Does the site pass this stage?			Yes

SUMMARY

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Site Assessment Framework for HOUSING⁷⁶

Site details	
Reference Number	NLP252
Site Name	Church Land
Site Address	Hill Side, Shillington, SG5 3NN
Settlement	Shillington
Size	Submitted Developable Area: 2.4ha Submitted Whole Site Area: 5ha Measured GIS Area: 5.9ha
Proposed Use	Residential development
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 20-30
			Number of proposed dwellings as per CBC methodology: 58

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

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

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not in AONB
Does the site continue to next stage?			Yes

⁷⁶ 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 more⁷⁷.

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 could potentially form an extension to Shillington. However, it would be more suitable is only a portion of the site were considered for development. The site is considered large in scale in relation to the village.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	No coalescence
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs⁷⁸.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁷⁹ ?	G	Can be provided on site
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The land is controlled by land owners intending to develop the site.
11	Are there any legal or ownership problems that could delay or prevent development?	G	There are no known legal or ownership problems that could

⁷⁷ 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)

⁷⁸ 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.

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

	If Yes, then can these be issues be realistically overcome?		prevent or delay development.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	There are no planning applications on the site.
Does the site continue to next stage?			Yes

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	Not located in Green Belt
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	Yes or No	Details
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	Yes or No	Details
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁸⁰	N/A	Site is not supported by a Neighbourhood Plan
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

⁸⁰ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

Stage 2A will be looked at as a whole using planning balance.

Previously Developed Land

16	<p>Is the site Previously Developed Land in accordance with the NPPF definition?</p> <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	Greenfield
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Community

17	<p>Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?</p>	No	N/A
18	<p>Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.</p>	No	No consultation
19	<p>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)</p>	No	No impact on sustainability. The proposed development would require the reorganisation of the allotments.

Cumulative Impact

20	<p>Considering housing completions over the past 10 years, what has been the level of housing growth in the parish?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i></p>	A	There has been a 6.8% growth in housing in Shillington.
21	<p>What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed?</p> <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <p><i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i></p>	G	There would be an additional 0.34% housing growth.

Physical Constraints

22	<p>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.</p>	G	No physical constraints
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Relationship to Settlement

23	<p>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?</p>	A	The site would extend development southwards and result in an under developed parcel of land between the existing settlement and new development.
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Agricultural Land Quality			
24	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	Grade 3

STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	<p>Facilities and services</p> <p>Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit.</p> <p>Issues relating to capacity are assessed separately</p>		
25a	<p>Does the settlement have a Primary/Lower school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	<p>Does the settlement have a Middle school (if applicable)?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	<p>Does the settlement have a Secondary/ Upper school?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	<p>Does the settlement have a GPs surgery or medical centre?</p> <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	<p>What retail provision does the settlement offer?</p> <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	<p>Distance to bus stops with a frequent service (at least hourly at peak times):</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as 	R	Over 800m to bus stop with a frequent service. Development of this scale could not provide meaningful public transport improvements.

	part of the development (G)		
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m
29	Is the site accessible from the existing road network?	G	yes
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Cumulative impact of developments could be a concern.
31	If not, has a commitment been made to address this?	A	Lower, middle and upper schools in this area are unlikely to be able to manage the impact of development without expansion. New middle and upper school places may be provided within the proposed Pix Brook Free School, if the application for that is approved by the EFA.
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, assessment is unlikely to be required
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No issues

Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	historic landscape setting, exposed site, detrimental impact on character and 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 these assets?	R	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Impact on setting of LBs – Church and Farm within a very sensitive location.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A/G	Small area of housing proposed with potential GI enhancement. Retain & buffer existing hedgerow corridors
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	Important views from church identified in Parish GI plan. Overlap of Hillside Road Allotments
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No planning history
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION	
<u>Is the site suitable for the proposed development?</u>	
<p>The site is not to be considered further.</p> <ul style="list-style-type: none"> • The site would result in development that would have an adverse impact on the settlement pattern. • It would also result in a parcel of under developed land between the new development and existing settlement envelope. • There are also concerns about the development on the impact on the setting on the listed building which is located within a very sensitive location. • In terms of landscape, the site is elevated and would result in detrimental impact on the character and views. 	

Site Assessment Framework for HOUSING⁸¹

Site details	
Reference Number	NLP395
Site Name	Land at Hillfort Road
Site Address	Land at Hillfort Road
Settlement	Shillington
Size	Submitted Developable Area: 1.67 Ha Submitted Whole Site Area: 1.67 Ha Measured GIS Area: 1.67 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

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

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site is not located within flood zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Less than 50% of the site is at risk from surface water flooding.

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by a nationally significant designation.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not located within an AONB.
Does the site continue to next stage?			Yes

⁸¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not well related to existing settlements but are of an insufficient size to be self contained. It also rules out sites which would cause coalescence of existing towns or villages. For the purposes of this assessment, a self-contained site is defined as a site which will provide 1,500 homes or more⁸².

Relationship to Settlement

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 Shillington and there are no physical barriers.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	A	The site does impact the existing village pattern by coalescing Hillfoot End and Shillington.
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 needs⁸³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁸⁴ ?	G	None identified.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	G	It is considered that the existing use of the site would not limit the development potential of the site.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of the sole landowner, intention to develop is stated.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	Submission states no legal or ownership issues.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	The site does not benefit from planning permission for the

⁸² 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)

⁸³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁸⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	The site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁸⁵	N/A	
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance	R	The site is not considered to form
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⁸⁵ Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

	with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 		previously developed land.
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	None evident.
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	Development of the site would not result in the loss of services and facilities.
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints or permanent features that affect the site's developability.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	R	Development of the site would cause harm to the character and appearance and the significance of the Conservation Area of Shillington, which includes its setting.
Agricultural Land Quality			
24	Would the development impact on high quality agricultural land?	A	Loss of land within Grade 3 of the Agricultural Land Classification.

	<ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 		The split between Grade 3a and 3b is unknown.
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	Over 800m to bus stop with a frequent service. Development of this scale could not provide meaningful public transport improvements. Service 79 – Luton – Shillington – Meppershall Service 89 – Henlow Camp -

			Shillington - Hitchin
28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m to Arlesey Train Station.
29	Is the site accessible from the existing road network?	G	Hillfort Road
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Shillington Lower School does not have existing capacity to accommodate new growth. Derwent lower may be able to accommodate some expansion. Middle and upper school places are very tight in this area.
31	If not, has a commitment been made to address this?	A	None identified
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	G	Site is at limited risk of surface water flooding, no further assessment required.
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No identified neighbouring land uses would likely cause conflict with the proposed use in relation to pollution.
Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any	R	Development of site not acceptable; highly important landscape / spatial gap within

	designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		settlement pattern - forms part of landscape setting within Conservation Area. Site forms landscape feature separating village 'ends' highly typical of layout of Shillington. Site forms part of landscape setting within Conservation Area and must be retained as such, relates to links with rural landscape beyond. Development would result in infill, would have a highly detrimental impact on landscape character within the village envelope and is not acceptable.
37	Heritage/ Archaeology What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?	R	The site is located beyond the Settlement Envelope of Shillington and is within the conservation area and is within the open countryside. The proposed development would, by virtue of its open countryside location and its relationship with the existing settlement, result in the loss of an area of valued open space and the introduction of built form would have a harmful impact on character of the area and local amenity and would fail to either preserve or enhance the character and appearance of the Conservation Area at this edge of settlement location. The Council's Archaeologist has issued the following consultation response: This site is considered to have low archaeological potential on the basis of the results of an archaeological field evaluation undertaken as part of planning application CB/16/02901/FULL, therefore the Archaeology Team have no objection to its allocation.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Planning application CB/16/02901/FULL, illustrative layout too dense to deliver net gain.
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A	Hedgerows would need to be retained and enhanced, and access provision enhanced – RoW running across site

Minerals and Waste

40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	Development of the site would not impact upon any existing or allocated minerals and waste sites or mineral safeguarding areas.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Refusal for 41 dwellings - CB/16/02901/FULL
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The site is within the conservation area and is within the open countryside. The development of this site, by virtue of its open countryside location and its relationship with the existing settlement, result in the loss of an area of valued open space and the introduction of built form would have a harmful impact on character of the area and local amenity and would fail to either preserve or enhance the character and appearance of the Conservation Area at this edge of settlement location. It is considered that the public benefits of developing the site would not outweigh the harm to designated heritage assets which includes their setting, and as such paragraph 132-134 indicated development should be restricted. The adverse impacts of the scheme would significantly and demonstrably outweigh the benefits and the proposal would not amount to sustainable development.

DRAFT

Site Assessment Framework for HOUSING⁸⁶

Site details	
Reference Number	NLP423
Site Name	Land at Archers Farm, Handscombe End Road
Site Address	Land at Archers Farm Handscombe End Road
Settlement	Shillington
Size	Submitted Developable Area: 0.52 Ha Submitted Whole Site Area: 3.3 Ha Measured GIS Area: 3.3 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

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> Up to 0.4 hectare 100% 0.4 to 2 hectares 80% 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: 11 Number of proposed dwellings as per CBC methodology: 12
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	A small section of the site is within Flood Zone 2.
3	Is more than 50% of the site at risk from surface water flooding?	No	The site is at limited risk of surface water flooding, assessment is unlikely to be required.

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

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by a nationally significant designation.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not located within the AONB.
Does the site continue to next stage?			Yes/

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

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 more⁸⁷.

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 isolated from Shillington and would appear as a stand alone development within the Countryside. It is not considered that the development of this site would be of a scale that is sufficient to enable the development to be self contained in relation to services and facilities.
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	The site would not cause visual or physical coalescence between settlements.
Does the site continue to next stage?			No

⁸⁷ 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 HOUSING⁸⁸

Site details	
Reference Number	NLP524
Site Name	Land off Bury Road
Site Address	Land off Bury Road
Settlement	Shillington
Size	Submitted Developable Area: 2.8 Ha Submitted Whole Site Area: 2.8 Ha Measured GIS Area: 2.8 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

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <ul style="list-style-type: none"> • Up to 0.4 hectare 100% • 0.4 to 2 hectares 80% • 2 hectares or above 60% <i>Note: for this calculation use the submitted Developable Area, or the area measured in GIS if this is smaller.</i>	No	Number of proposed dwellings as per proforma: Number of proposed dwellings as per CBC methodology: 30
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	A portion of the site is within Flood Zone 2 however this area is less than 50%.
3	Is more than 50% of the site at risk from surface water flooding?	No	The site is at limited risk of surface water flooding.
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by a nationally significant designation
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not located within an AONB.
Does the site continue to next stage?			Yes

⁸⁸ 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 more⁸⁹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	A	The site is connected to Woodmer End, however it is not considered that development of the entire site would form a logical extension to the settlement.
7	Does the site cause coalescence between an existing village or town and another existing village or town? If yes, then grade as Amber if the site would be able to provide appropriate buffers or green wedges to mitigate this, or Red if it would not be possible for appropriate buffers to be provided leaving a reasonable developable area based on the individual context of the site.	G	It is considered that development of the site would not cause physical or visual coalescence of settlements.
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 needs⁹⁰.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁹¹ ?	G	None identified.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

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

Availability

9	What is the existing use of the site? Would the existing use limit the development potential?	A	The existing use of the site would not limit the development potential of the site.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site has been submitted on behalf of the private landowner. The intention to develop the site is expressed.
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 legal or ownership problems that could delay or prevent development are evident.
12	Does the site already have planning permission for	G	The site does not benefit from an

⁸⁹ 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)

⁹⁰ 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.

⁹¹ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

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

STAGE 1E ASSESSMENT

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

Greenbelt

13	Is the site located within the Green Belt?	No	The site is not located within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <ul style="list-style-type: none"> • Adjoining settlement has at least 3 of the following key local services - convenience shop, lower school, middle school, upper school, village hall, GP surgery, post office, library (use settlement audit) • Site makes a strong contribution to housing need (100 plus homes) within the Luton HMA • Site is in or directly adjacent to a settlement that has a mainline rail station or direct access (junction) to the strategic road network (A road or motorway) Sites in Green Belt other than those covered by 14 and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*	N/A	
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁹²	N/A	
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

⁹² Draft Neighbourhood Plan allocations in Green Belt that are proposed after this site assessment phase has concluded, may still be considered for allocation.

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	The site is not considered to form previously developed land.
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	
18	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	None evident.
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	Development of the site would not result in the loss of services or facilities.
Cumulative Impact			
20	Considering housing completions over the past 10 years, what has been the level of housing growth in the parish? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of completions over the last ten years as a percentage of the dwellings in April 2006 (as calculated using census and completions data).</i>	A	Number of houses in 2006: 823 Number of houses in 2016: 879 Percentage Growth: 6.8%
21	What level of housing growth would there be if all the outstanding permissions (as of April 2016) were to be completed? <ul style="list-style-type: none"> • Less than 5% growth (G) • 5% to 20% growth (A) • More than 20% growth (R) <i>This is calculated by working out the total number of outstanding permissions as of April 1st 2016 as percentage of the total number of dwellings in April 2016 (as calculated using census and completions data).</i>	G	Number of houses in 2016: 879 Number of outstanding completions 2016: 3 Percentage Growth: 0.34%
Physical Constraints			
22	Are there any physical constraints or permanent features that affect the site's developability? For example pylons, gas works, sewage treatment works, topography or wind turbines.	A	Telegraph pole/cables within the site, and public rights of way through the site.
Relationship to Settlement			
23	Would development of the site be complementary to the existing settlement pattern, and would it have an adverse impact on any historic, unique or distinctive characteristics of the settlement's built or natural form?	G	Development of the site would nucleate development to the west of Bury Road.
Agricultural Land Quality			
24	Would the development impact on high quality agricultural land?	A	Development of the site would result in the loss of Grade 3

	<ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 		agricultural land. The split between grade 3a and 3b is not known.
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STAGE 2 ASSESSMENT

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

Transport and Access to Services

25	Facilities and services Question 26 considers the suitability and sustainability of the site for housing. It links to the Council's Settlement Hierarchy Audit. Issues relating to capacity are assessed separately		
25a	Does the settlement have a Primary/Lower school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	G	In settlement
25b	Does the settlement have a Middle school (if applicable)? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25c	Does the settlement have a Secondary/ Upper school? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Other catchment school available (A) 	A	Adjoining settlement
25d	Does the settlement have a GPs surgery or medical centre? <ul style="list-style-type: none"> • Yes, in the settlement (G) • Yes, proposed as part of the development (G) • No, but an adjoining settlement does (A) • Not in the settlement or an adjoining settlement (R) 	A	Adjoining settlement
26	What retail provision does the settlement offer? <ul style="list-style-type: none"> • Town Centre/ Supermarket (G) • Convenience Store / Post Office / Newsagent (A) • None (R) 	A	Convenience store and Post Office
27	Distance to bus stops with a frequent service (at least hourly at peak times): <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) • OR submission form stated that improved public transport facilities could be provided as part of the development (G) 	R	Over 800m to bus stop with a frequent service. Development of this scale could not provide meaningful public transport improvements. Service 79 – Luton – Shillington – Meppershall Service 89 – Henlow Camp - Shillington - Hitchin

28	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Over 1200m to Arlesey Station
29	Is the site accessible from the existing road network?	G	Bury Road
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Shillington Lower School does not have existing capacity to accommodate new growth. Derwent lower may be able to accommodate some expansion. Middle and upper school places are very tight in this area.
31	If not, has a commitment been made to address this?	A	None identified
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	Is there the capacity to provide all required infrastructure for waste water and potable water?	R/A/G	Water utilities companies have a statutory duty to supply water and waste water infrastructure to new development sites and a lack of available capacity does not prevent future development. Any infrastructure upgrades required will depend on the quantum and location of growth falling within each catchment area. Whilst the Stage 1 Water Cycle Study (April 2017) identifies the current capacity of existing water infrastructure, a Stage 2 study will be prepared to test the cumulative effect of sites that have been shortlisted for allocation in the Local Plan and identify the nature and timing of any upgrades required.
Drainage and Flooding (All sites subject to Sequential Test)			
33	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <ul style="list-style-type: none"> • No assessment required (G) • Consider Further Assessment (A) • Further Assessment Required (R) 	R	Further assessment required.
Environmental Health			
34	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Awaiting comments
35	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No identified sources of pollution on neighbouring land uses that would conflict within the proposed use.
Environmental Constraints			
36	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural	R	Development of site not acceptable; impact on character of landscape setting to village envelope, development will be poorly related to settlement / rural

	Beauty or the Nature Improvement Area?		<p>setting.</p> <p>Shillington settlement pattern typically linked 'ends' separated by rural spatial 'gaps', development of site would impact on spatial setting on Woodmer End, result in built form extending beyond village envelope, poorly related to settlement and rural setting, impacting on landscape character within and beyond settlement envelope.</p> <p>Negative impact on Public Rights of Way and landscape amenity.</p>
37	<p>Heritage/ Archaeology</p> <p>What would the impacts of development be on any heritage assets and their setting? Are there any opportunities for enhancement of these assets?</p>	A	<p>No objection in relation to build heritage.</p> <p>The site lies within an area of archaeological potential, it site also forms part of the setting of Church Panel moated site Scheduled Monument. Therefore this site has archaeological potential. Archaeological potential does not necessarily prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented; this would include the mitigation of the impact on the setting of the Scheduled Monument.</p> <p>Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF and a consideration of the impact on the setting of the Scheduled Monument using the Historic England guidance on the setting of heritage assets and in the context of paragraphs 132-134 of the NPPF.</p> <p>Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.</p>
38	<p>Ecological Assets</p> <p>What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	R	<p>Site appears to be rough grazing – No info on system. Development will be required to provide a net gain for biodiversity which will be</p>

			difficult on this site.
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	R	Extensive network of Right of way across the site, open ditch to three sides. Established hedgerows and trees. Access would need to be enhanced (including visual amenity) and hedgerows and waterbodies retained and enhanced.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	Development of this site would not impact upon any existing or allocated minerals or waste sites or mineral safeguarding areas.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		None relevant.
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

The golden thread running through plan making and decision taking is the presumption in favour of sustainable development. Paragraph 7 of the NPPF outlines that there are three dimensions to sustainable development which are the environmental, social and economic. Paragraph 17 of the NPPF outlines the Core Planning principles which includes: take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; and take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Development of entire site would cause a negative impact on the character of the landscape setting of the settlement, whereby the projection of built development would not visually appear as a logical extension to the settlement and would poorly relate to the surrounding built environment. Furthermore; due to Shillington's settlement pattern which features linked 'ends' that are separated by rural spatial 'gaps', the development of this site would result in the coalescence of and negative impact upon spatial setting of Woodmer End and Shillington, causing harm to the character and appearance of the area. The latter is considered to form environmental harm which weighs heavily against development of this site.

The landscape here is clearly valued by local people, featuring an extensive and well used right of way network through the site which connects to a network of public right of ways through the landscape and is a landscape in which people spend their leisure time, which is experienced close up and at a distance.

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

It is not considered that this site is not worthy of further consideration.



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