

Site Assessment Forms

Silsoe



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Site Assessment Framework for HOUSING¹

Site details	
Reference Number	ALP063
Site Name	LAND REAR OF 16-36 NEWBURY LANE SILSOE BEDFORD
Site Address	LAND REAR OF 16-36 NEWBURY LANE SILSOE BEDFORD
Settlement	Silsoe
Size	Submitted Developable Area: 1.0 Submitted Whole Site Area: 1.2 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: 24
			Number of proposed dwellings as per CBC methodology: 24

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

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

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

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

Does the site continue to next stage?	Yes
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¹ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

STAGE 1B ASSESSMENT

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

Relationship to Settlement

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

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	Further information required.
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	Mown amenity grassland and underutilised land.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Application has been submitted by a 'non-landowner' but all three landowners are intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership issues.
12	Does the site already have planning permission for	R	Outline planning application for

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.

	the proposed use? If yes, then score as Red because it's not eligible for allocation.		CB/15/03172/OUT – approved 02/12/2016.
Does the site continue to next stage?			No

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Site Assessment Framework for HOUSING⁵

Site details	
Reference Number	ALP104
Site Name	Land East of High Street
Site Address	Land East of High Street
Settlement	Silsoe
Size	Submitted Developable Area: 2.5ha Submitted Whole Site Area: 2.5ha Measured GIS Area: 2.5ha
Proposed Use	Residential
Any other information	See NLP113 and ALP235 16/04845 – applications refused

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: 50
			Number of proposed dwellings as per CBC methodology: 45

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

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

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

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

⁵ 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 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?	A	The site could be considered an extension to Silsoe along the eastern edge of the High Street.
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 needs⁷.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ⁸ ?	A	Further information required
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 farmland
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land promoted by land owner for development.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	16/01855 – for larger site refused 16/4845 – planning application refused

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	Site 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	Not applicable
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <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	Not applicable
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ⁹	N/A	Not applicable
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition?	R	Greenfield
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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) 		
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	Through planning application and NLP113
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>	R	There has been a 72.79% increase in new homes in Silsoe since 2006.
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	With outstanding planning permissions there will be a 3.98% increase in new homes.
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?	R	The site would extend development along High Street on the eastern edge. This area is characterised by being open and rural in character. The development would also result in an enclosed area of land that is undeveloped in Silsoe, a community orchard.
Agricultural Land Quality			
24	Would the development impact on high quality	R	Grade 2

	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) 		
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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	Within 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) 	R	None
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) 	G	Less than 400m
28	Distance to nearest train station:	R	Over 1200m

	<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 Street
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Concerned about lower school places, middle and upper should be ok with financial contributions
31	If not, has a commitment been made to address this?	A	Places tight at lower and middle school, expansion of Silsoe Lower in place for Jan 2016, and expansion of Arnold Middle planned for 2018.
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 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>	G	No immediate issues
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	Settlement / rural edge, immediate setting to historic Wrest Park. Must ensure no landscape or visual impact on adjoining historic park.
37	<p>Heritage/ Archaeology What would the impacts of development be on any</p>	G	Site is considered to have low Archaeological potential. No

	heritage assets and their setting? Are there any opportunities for enhancement of these assets?		objection to allocation. No heritage objections.
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	Plan application 16/4845
39	Open space/leisure and GI assets Are there any potential conflicts with open space, leisure designations or Rights of Way? Is there capacity to provide the required levels of open space and green infrastructure?	A/G	Parish GI plan aspiration for landscape enhancements in the High Street North area. Development would need to enhance the adjacent Millennium Green and allotments, and protect and enhance the existing hedgerow setting.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues identified
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Planning application refused for development of the whole site. Current planning application refused.
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Although there are no major constraints to development on the site, the site is not to be considered further.

The reasons for this include the impact of development on the character and settlement pattern of Silsoe. Moving northwards along the High Street the character of Silsoe becomes more rural and it is considered that the proposed development would change the character of Silsoe here.

Site Assessment Framework for HOUSING¹⁰

Site details	
Reference Number	ALP165
Site Name	Land to the east of Barton Road
Site Address	MK45 4QP, MK45 4DP
Settlement	Silsoe
Size	Submitted Developable Area:6.2ha Submitted Whole Site Area: 6.2ha Measured GIS Area: 6.2ha
Proposed Use	Housing
Any other information	See NLP490

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: 140
			Number of proposed dwellings as per CBC methodology: 115

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

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

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.	Yes	Site is over 50% within an Historic Park and garden
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not located within the AONB.
Does the site continue to next stage?			No

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

Site Assessment Framework for HOUSING¹¹

Site details	
Reference Number	ALP235
Site Name	Land East of High Street, Silsoe
Site Address	Land East of High Street, Silsoe
Settlement	Silsoe
Size	Submitted Developable Area:5.41ha Submitted Whole Site Area: 5.41ha Measured GIS Area: 5.41ha
Proposed Use	Residential
Any other information	See ALP104 and NLP113 Refused planning application

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: Unspecified
			Number of proposed dwellings as per CBC methodology: 97

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

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

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

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

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

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 more¹².

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 be considered an extension to Silsoe along the eastern edge of the High Street.
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 needs¹³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ¹⁴ ?	A	Further information required
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 farmland
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land promoted by land agent but land owner intent on developing site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	16/01855 – refused on character

¹² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

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

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

	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	Greenfield site not within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	Not applicable
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <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	Not applicable
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ¹⁵	N/A	Not applicable
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance	R	Greenfield
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¹⁵ 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) 		
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Parish not designated as a Neighbourhood Planning Area.
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	Through planning application and NLP113
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 the sustainability of the 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>	R	There has been a 72.79% increase in new homes in Silsoe since 2006.
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	With outstanding planning permissions there will be a 3.98% increase in new homes.
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?	R	The site would extend development along High Street on the eastern edge. This area is characterised by being open and rural in character. The development would also result in an enclosed area of land that is undeveloped in Silsoe, a community orchard.
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) 	R	Grade 2
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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	Within 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) 	R	None
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) 	G	288m

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	High Street
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Lower and middle school expansion already planned.
31	If not, has a commitment been made to address this?	A	Places tight at lower and middle school, expansion of Silsoe Lower in place for Jan 2016, and expansion of Arnold Middle planned for 2018.
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	Road Traffic Noise
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	For low density development. Wrest Park historic park setting and views must be protected Development only acceptable to western portion of site within context of settlement envelope.
37	Heritage/ Archaeology What would the impacts of development be on any	R	Unsuitable for allocation, Site lies immediately adjacent to Wrest Park

	heritage assets and their setting? Are there any opportunities for enhancement of these assets?		Grade I Registered Park.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	No issues identified.
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 identifies aspirations for improvements to the High Street North and a crossing of the A6 in the NE corner. Site within former Wrest Park area before the A6 – historic parkland context.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues identified.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Planning application refused.
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Although there are no major constraints to development on the site, the site is not to be considered for further assessment.

The reasons for this include the impact of development on the character and settlement pattern of Silsoe. Moving northwards along the High Street the character of Silsoe becomes more rural and it is considered that the proposed development would change the character of Silsoe here.

The site is also located immediately adjacent to Wrest Park, an historic park and garden. Development here would impact on the views and park setting of Wrest Park.

Site Assessment Framework for HOUSING¹⁶

Site details	
Reference Number	ALP462
Site Name	The Bungalow
Site Address	The Bungalow, Thrift Wood, Silsoe Road, Wardhedges, Flitton.
Settlement	Silsoe
Size	Submitted Developable Area:2.5ha Submitted Whole Site Area: 2.5ha Measured GIS Area: 2.5ha
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: 45

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

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

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 within AONB
Does the site continue to next stage?			Yes

¹⁶ 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 more¹⁷.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is located in the open countryside and separated from Silsoe and would not 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	No coalescence.
Does the site continue to next stage?			No

¹⁷ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

Site Assessment Framework for HOUSING¹⁸

Site details	
Reference Number	NLP004
Site Name	Todd Lake Cottages
Site Address	A6 North of Barton Road past Pulloxhill turning, Silsoe
Settlement	Silsoe
Size	Submitted Developable Area:12.14ha Submitted Whole Site Area: 12.14ha Measured GIS Area:12.14ha
Proposed Use	Housing
Any other information	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

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

STAGE 1A ASSESSMENT

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

Provisional Site Capacity

1	Is the site likely to accommodate less than 10 dwellings? Work out the number of new homes from site size using density of 30dph and exclude up to 40 % depending on site size of land for infrastructure and services, take into account topography or significant areas of undevelopable land. Site Size Gross to net ratio standards <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: 300
			Number of proposed dwellings as per CBC methodology: 218

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

2	Is more than 50% of the site located in Flood Zone 2 or 3?	Yes	Yes, More than 50% of the site is in Flood Zone 2/3.
3	Is more than 50% of the site at risk from surface water flooding?	Yes	Yes. More than 50% of the site is at risk of surface water flooding (1/100 year occurrence).

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	Not more than 50% of the site is covered by 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 the AONB.
Does the site continue to next stage?			No

¹⁸ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING¹⁹

Site details	
Reference Number	NLP109
Site Name	Tranquilla
Site Address	Barton Road, Silsoe, Bedfordshire
Settlement	Silsoe
Size	Submitted Developable Area:0.99ha Submitted Whole Site Area: 0.99ha 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: 20-50 Number of proposed dwellings as per CBC methodology: 23
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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	Not within Flood Zone 2 or 3.
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding.

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

¹⁹ 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 more²⁰.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is located to the south of Silsoe and is separated from the settlements. It would therefore not 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	No coalescence.
Does the site continue to next stage?			No

²⁰ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

Site Assessment Framework for HOUSING²¹

Site details	
Reference Number	NLP113
Site Name	Land East of High Street
Site Address	Land East of High Street
Settlement	Silsoe
Size	Submitted Developable Area:3.5ha Submitted Whole Site Area: 5.9ha Measured GIS Area: 5.9ha
Proposed Use	Residential
Any other information	See ALP104 and ALP235 Refused planning application

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: Unspecified Number of proposed dwellings as per CBC methodology: 97
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	Site not in flood zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Site not at risk from surface water flooding
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	No nationally significant designations.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not located in the AONB
Does the site continue to next stage?			Yes

²¹ 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 more²².

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 be considered an extension to Silsoe along the eastern edge of the High Street.
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 needs²³.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ²⁴ ?	A	Further information required
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 farmland
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land promoted by land agent but land owner intent on developing site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems.
12	Does the site already have planning permission for the proposed use? If yes, then score as Red	G	16/01855 – refused on character

²² The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

²³ 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.

²⁴ 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	Greenfield site not within the Green Belt.
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	Not applicable
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <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	Not applicable
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ²⁵	N/A	Not applicable
Does the site continue to next stage?			Yes

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance	R	Greenfield
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²⁵ 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) 		
Community			
17	Neighbourhood Planning (only applicable in designated areas) Is the site identified as a housing allocation in an emerging Neighbourhood Plan?	No	Parish not designated as a Neighbourhood Planning Area.
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	Leaflets outlining the development principles and seeking comments were distributed 30/03/16 to over 560 households. In addition to a press advert in the local paper. Community consultation as part of planning application
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>	R	There has been a 72.79% increase in new homes in Silsoe since 2006.
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	With outstanding planning permissions there will be a 3.98% increase in new homes.
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?	R	The site would extend development along High Street on the eastern edge. This area is characterised by being open and rural in character. The development would also result in an enclosed area of land that is undeveloped in Silsoe,

			a community orchard.
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) 	R	Grade 2

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	Within 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) 	R	None
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 	G	292m

	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	High Street
School Capacity			
30	Do the local schools have capacity at all tiers?	A	Lower and middle school expansion already planned
31	If not, has a commitment been made to address this?	A	Places tight at lower and middle school, expansion of Silsoe Lower in place for Jan 2016, and expansion of Arnold Middle planned for 2018.
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	Road Traffic Noise
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 capacity for low density development. Wrest Park historic park setting and views must be protected Development only acceptable to western portion of site within context of settlement

			envelope.
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	Unsuitable for allocation, Site lies immediately adjacent to Wrest Park Grade I Registered Park.
38	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	No issues identified
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 identifies aspirations for improvements to the High Street North and a crossing of the A6 in the NE corner. Site within former Wrest Park area before the A6 – historic parkland context.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues identified.
Planning History			
41	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Planning application refused.
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

Although there are no major constraints to development on the site, the site is not to be considered further.

The reasons for this include the impact of development on the character and settlement pattern of Silsoe. Moving northwards along the High Street the character of Silsoe becomes more rural and it is considered that the proposed development would change the character of Silsoe here.

The site is also located immediately adjacent to Wrest Park, an historic park and garden. Development here would impact on the views and park setting of Wrest Park.

Site Assessment Framework for HOUSING²⁶

Site details	
Reference Number	NLP185
Site Name	Site of houses 1-6 Park Road, and adjoining land immediately west of A6, Silsoe
Site Address	Site of houses 1-6 Park Road, and adjoining land immediately west of A6, Silsoe
Settlement	Silsoe
Size	Submitted Developable Area: 2.5ha Submitted Whole Site Area: 3.0ha 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: 50-60
			Number of proposed dwellings as per CBC methodology: 45

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

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

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

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

²⁶ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING²⁷

Site details	
Reference Number	NLP385
Site Name	Gravenhurst Garden Village
Site Address	Land off Gravenhurst Road, East of A6
Settlement	Silsoe
Size	Submitted Developable Area: 146ha Submitted Whole Site Area: 72ha Measured GIS Area: 145.4811
Proposed Use	Mixed use development /Garden Village
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: 2,150
			Number of proposed dwellings as per CBC methodology: 2,618

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	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

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

STAGE 1B ASSESSMENT

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

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	G	Site is of a sufficient scale to be self-contained.
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	Site located between Silsoe and Barton and would lead to coalescence between the two. However, the site is large enough to provide appropriate buffering.
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 needs²⁹.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ³⁰ ?	G	Critical infrastructure to 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	Agriculture
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Land owners are intent on developing the site.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be issues be realistically overcome?	G	No known legal or ownership problems
12	Does the site already have planning permission for the proposed use? If yes, then score as Red because it's not eligible for allocation.	G	No planning application

²⁸ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)

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

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

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	Adjoins Green Belt boundary
14	If answer to question 13 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? If yes, site progresses through to Stage 2.	N/A	Not applicable
15a	Does the site have all of the following merits that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? <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	Not applicable
15b	Sites which have support from the local community as demonstrated through an allocation in an adopted or draft Neighbourhood Plan (that has been subject to Regulation 14 consultation) that do not meet the criteria in question 15a will automatically progress through this stage to be considered further at Stage 2. ³¹	N/A	Not applicable
Does the site continue to next stage?		Yes	

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2 ASSESSMENT

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

Previously Developed Land

16	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) 	G	Agricultural
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³¹ 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"> • 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 Silsoe. Emerging Neighbourhood Plan in Barton.
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.
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>		The site is located between Barton and Silsoe.
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>		Located between Barton and Silsoe.
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	Listed buildings 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	The site is a stand alone site and would be located between Barton and Silsoe, which is undeveloped at the moment.
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) 	R	Grade 2

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	Proposed in development.
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	In 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	Other catchment school available
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) 	G	Proposed
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) 	R	Proposed
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
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	A6

School Capacity			
30	Do the local schools have capacity at all tiers?	R	No capacity
31	If not, has a commitment been made to address this?	R	Very large site – new schools would be required across all phases. Lower school provided in site.
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/A/G	Awaiting comments
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)	R/A/G	Awaiting comments
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	Impact on views from AONB / elevated vantage points. Flat vale open landscape as setting to Wrest Park.
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	<u>Built Heritage –</u> The land to the east of the A6 within this site is within the immediate setting of: Fielden Farm, Grade II Listed Building; Fielden House, Grade II Listed Building; and Little Ion Farmhouse,

			<p>Grade II Listed Building. It is considered that development would cause substantial harm to the setting of those heritage assets.</p> <p>The Land to the west of the A6 is located within the immediate setting of: Faldo Farmhouse, Grade II Listed Building; and Gatebarn approximately 30 metres north west of Faldo Farmhouse, Grade II Listed Building. It is considered that development would cause substantial harm to the setting of those heritage assets.</p> <p>Less than substantial harm to the setting of other listed buildings including those within Wrest Park.</p> <p><u>Archaeology –</u> This site lies between Wrest Park, Gagmansbury Farm Moat, Faldo Farm Moat, the Higham Gobion medieval fisheries and the medieval village earthworks at Higham Gobion. In addition, it lies in the wider setting of Apsley Bury Farm Moat and the Apsley End Moat. All of these sites are Scheduled Monuments (with Wrest also including the Grade I Registered Parkland and Listed buildings).</p> <p>Non-designated multi-period archaeological remains are also known within the proposed allocation area. Allocation and development would cause substantial harm to the setting of the Park and other designated heritage assets and be contrary to 132 of the NPPF. Attention must also be paid to 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>
38	Ecological Assets What would the impacts of development be on any	A	Vast greenfield site, potential impact on farmland species.

	biological, geological or ecological assets and are there any opportunities for their enhancement?		Extensive enhancements required.
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	Impact of setting of Wrest Park. Extensive ROW network and watercourse / flood corridors on either side of site. No parish GI plan available for area.
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?

Development within the entire site would be within the setting of a number of designated heritage assets including:

- Fielden Farm, Grade II Listed Building;
- Fielden House, Grade II Listed Building;
- Little Ion Farmhouse, Grade II Listed Building;
- Wrest Park, Grade I Registered Park and Garden, associated Grade I, II* and II Listed Buildings and Conservation Area;
- New Inn Farmhouse, Grade II Listed Building;
- Westhey Manor, Grade II Listed Building;
- Upbury Moated Site and Associated Fishponds, Scheduled Ancient monument;
- Moated site at Faldo Farm, Scheduled Ancient Monument;
- Fishery 500m north east of Manor Farm, Scheduled Ancient Monument;
- Settlement Site 200yds (180m) S of The Camp, Scheduled Ancient Monument;
- Moated site north of Apsley End, Scheduled Ancient Monument;
- Aspley Bury moated site and fishpond, south of Aspley End, Scheduled Ancient Monument; and
- Moated Site at Church Panel, Scheduled Ancient Monument.

Whereby development within this site will need to be considered in the context of paragraphs 129 and 132-134 of the NPPF.

The Land to the east of the A6 is bordered to the north and south by flood zones 2 and 3 as well as by a sewage treatment works to the south. The flood zone also follows a similar line to the boundary of the Green Belt, whereby the site is located beyond the Green Belt. The land to the west of the A6 is within the Green Belt.

Development within the eastern parcel of land to the east of the A6 contains the Grade II Listed Buildings known as Fielden Farm and Fielden House, the significance of these rural buildings includes their setting within this arable landscape. Development of this portion of the site would surround these buildings causing substantial harm to the significance of these heritage assets although the loss of these assets is not suggested by the submission. Substantial harm to a Grade II Listed Building should be exceptional and will require clear and convincing justification and any development that would cause substantial harm to these heritage assets would require substantial public benefits that would outweigh that substantial harm or loss.

Although it is considered that the provision of a significant number of homes and jobs to meet the

identified need would form a significant public benefit, when considering that the retention of these Listed Buildings and their immediate settings would result in disconnected development that would result in a parcel of development to the east of the Listed Buildings and a parcel of development to the west of the listed buildings, it is considered that the land available to the site working around such constraints would unlikely yield an exceptional development that would provide substantial public benefits to outweigh the identified harm.

Improvements to connections between development parcels or increased separations from heritage assets within the site would either increase the level of harm to heritage assets or reduce the public benefits provided by the development, whereby it is not considered that the public benefits of the development would be substantial.

Residential development upon land to the east of the A6 would not form a logical extension to Barton-Le-Clay and would be poorly connected to that settlement due to the A6 forming a barrier to connectivity. Development to the east of the A6 would be within the immediate setting of the Grade II Listed Buildings known as Faldo Farmhouse and Gatebarn as well as the Scheduled Monument known as Moated site at Faldo Farm. It is considered that development within the setting would cause substantial harm to these heritage assets is no mitigation is provided, and it is not considered that development would be wholly exceptional or provide substantial public benefits to outweigh that substantial harm.

It is considered that development within the site as a whole would cause less than substantial harm to the identified heritage assets including Wrest Park Grade I registered park and gardens.

In addition to the above concerns it is considered that new settlement scale development within this site would result in a significant increase in vehicular movements upon the A6 including to the north adding additional pressure to the Clophill roundabout as well as additional traffic towards Luton and the highway network within and around that town. Significant development would also result in a significant increase in vehicular movements through: Gravenhurst as traffic moves towards the A1; through Barton-Le-Clay as traffic moves towards Hitchin; as well as movements through Sharpenhoe and Harlington as traffic moves towards the M1 and Harlington Train Station. It is therefore considered that development of the site would be required to be supported by a comprehensive scheme of improvements to the Local and Strategic Highway network, the detail and viability of which is not known.

For the reasons outlined above it is considered that this site is not worthy of further assessment.

Site Assessment Framework for HOUSING³²

Site details	
Reference Number	NLP388
Site Name	Barton Urban Extension and Gravenhurst Garden Village
Site Address	Land between Higham Road and Wrest Park, north of Barton le Clay and east of A6
Settlement	Silsoe (Barton Le Clay/Gravenhurst)
Size	Submitted Developable Area: 112 ha Submitted Whole Site Area: 226 ha Measured GIS Area: 225.53
Proposed Use	Mixed use development to provide a new Garden Village and urban extension north of Barton le Clay for up to 3,300 dwellings and strategic employment area.
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: 3300
			Number of proposed dwellings as per CBC methodology: 2016

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

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

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	Not covered by nationally significant designations.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not located within the AONB.
Does the site continue to next stage?			Yes

³² 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 more³³.

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 of a sufficient scale to stand alone. It would be unsustainable as an extension to Barton as it would be separated from the settlement by Higham Road, and the majority of the site would be separated by the A6 and would extend away from the centre of Barton significantly in an unsustainable manner.
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	If the development was to go ahead as a standalone development it would need to be buffered to ensure it is separated from Barton and does not cause 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 needs³⁴.

Critical Infrastructure

8	Can the site meet the critical infrastructure requirements that will enable delivery ³⁵ ?	A	The proposals anticipate access directly from the A6 and there is an expectation that upgrades to the A6 would be required potentially needing dualling between Barton and Silsoe. This has not been costed or considered against the scheme's viability at this stage. Harlington Station is cited as the nearest access to the rail network and it is not clear whether upgrades, particularly in terms of additional parking and train user facilities will be required. It is not clear whether any other abnormal costs would occur in relation to utilities and servicing the site.
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³³ 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)

³⁴ 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.

³⁵ 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 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 100% greenfield / agricultural land apart from a small area of existing residential units and a sewage treatment facility.
10	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	The site is promoted by Chancery Land Options Ltd. The level of cooperation or agreement between the landowners is not known.
11	Are there any legal or ownership problems that could delay or prevent development? If Yes, then can these be realistically overcome?	G	There are no legal or ownership issues stated that could delay delivery.
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 is no planning consent for residential development on this 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?	Yes	Approximately half of the site is in the Green Belt, the northern half lies outside of 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.	No	
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	Yes	

	and 15b that cannot meet these criteria, will not progress any further in this assessment of suitability.*		
15b	Sites which have support from the local community 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. ³⁶	N/A	The site is falls partially within the boundary of the Barton-le-Clay designated Neighbourhood Planning Area.
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	The site is predominantly greenfield.
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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?	Yes	The site is partially covered by Barton-le-Clay's Neighbourhood Plan designation area which follows Parish boundaries.
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 has been undertaken for this site.
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 site is predominately greenfield and therefore there will be no 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>	R	<u>Barton Le Clay</u> Number of houses in 2006: 2029 Number of houses in 2016: 2100 Percentage Growth: 3.50% <u>Silsoe</u> Number of houses in 2006: 713 Number of houses in 2016: 1232 Percentage Growth: 72.79% Total Percentage Growth: 21.52%
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) 	G	<u>Barton Le Clay</u> Number of houses in 2016: 2100 Number of outstanding completions 2016: 10

³⁶ 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"> • 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>		<p>Percentage Growth: 0.48%</p> <p><u>Silsoe</u></p> <p>Number of houses in 2016: 1232</p> <p>Number of outstanding completions 2016: 49</p> <p>Percentage Growth: 3.98%</p> <p>Total Percentage Growth: 1.77%</p>
Physical Constraints			
22	<p>Are there any physical constraints or permanent features that affect the site's developability?</p> <p>For example pylons, gas works, sewage treatment works, topography or wind turbines.</p>	G	There are no major constraints that would inhibit the site's developability.
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	<p>The site would be standalone however it would change the nature of the what is currently an undeveloped landscape between Silsoe and Barton. It could also have an impact on the Registered Park and Garden at Wrest Park, Silsoe.</p>
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) 	R	<p>Approximately 2/3 of the site is Grade 2 agricultural land and the remainder is Grade 3.</p>

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	<p>The masterplan proposes provision of a primary school.</p>
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) 	N/A	<p>No middle school.</p>
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) 	G	<p>The masterplan proposes provision of a secondary school.</p>

	<ul style="list-style-type: none"> • Other catchment school available (A) 		
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) 	G	The submission form states that new healthcare facilities could be provided as part of the development.
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) 	R	No shop provided as part of settlement, however there is retail provision in Barton.
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) 	G	A shuttle bus to Harlington is proposed as part of the development.
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	Site is over 800m from the nearest train station
29	<p>Is the site accessible from the existing road network?</p>	G	Site is directly accessible onto the A6 and Higham Road
School Capacity			
30	<p>Do the local schools have capacity at all tiers?</p>	A	School places likely to be required across all phases, new lower and middle sites may be required, depending on the size of development
31	<p>If not, has a commitment been made to address this?</p>	A	Provision for new schools would be required
Water Utilities (Gas, Electricity and Broadband Infrastructure will be assessed at a later stage)			
32	<p>Is there the capacity to provide all required infrastructure for waste water and potable water?</p>	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	Level 2 assessment required.
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>	R/A/G	Awaiting Comments
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>Expansive views from AONB and other vantage points across vale. Flat open landscape character typical limited vegetation to screen. Area forms setting to Wrest Park, Large open vale landscape, arable fields defined by managed hedgerows and limited tree cover primarily associated with watercourses. Elevated wide ranging views from AONB and chalk escarpment especially. Appropriate and effective landscape mitigation could not be achieved to reduce visual impact of development especially from elevated views. Wider landscape setting of Wrest Park must be protected from visual impact of development.</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>	R	<p><u>Built Heritage –</u></p> <p>The land to the east of the A6 within this site is within the immediate setting of: Fielden Farm, Grade II Listed Building; Fielden House, Grade II Listed Building; and Little Ion Farmhouse, Grade II Listed Building. It is considered that development would cause substantial harm to the setting of those heritage assets.</p> <p>The Land to the west of the A6 is located within the immediate setting of: Faldo Farmhouse, Grade II Listed Building; and</p>

			<p>Gatebarn approximately 30 metres north west of Faldo Farmhouse, Grade II Listed Building. It is considered that development would cause substantial harm to the setting of those heritage assets.</p> <p>Less than substantial harm to the setting of other listed buildings including those within Wrest Park.</p> <p><u>Archaeology –</u> This site lies between Wrest Park, Gagmansbury Farm Moat, Faldo Farm Moat, the Higham Gobion medieval fisheries and the medieval village earthworks at Higham Gobion. In addition, it lies in the wider setting of Apsley Bury Farm Moat and the Apsley End Moat. All of these sites are Scheduled Monuments (with Wrest also including the Grade I Registered Parkland and Listed buildings).</p> <p>Non-designated multi-period archaeological remains are also known within the proposed allocation area. Allocation and development would cause substantial harm to the setting of the Park and other designated heritage assets and be contrary to 132 of the NPPF. Attention must also be paid to 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>
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>Vast greenfield site, potential impact on farmland species. Extensive enhancements required.</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 and watercourses across site. Flood risk corridors, visual impact on Wrest Park and Garden. Would require very good masterplanning to deliver GI</p>

			benefit, enhancing access, watercourse and RoW network, and mitigating visual impact on historic environment.
Minerals and Waste			
40	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Sewage Treatment works exist within the site
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 land subject to this assessment covers a significant area, stretching both land to the east of the A6 and the west.

Development within the entire site would be within the setting of a number of designated heritage assets including:

- Fielden Farm, Grade II Listed Building;
- Fielden House, Grade II Listed Building;
- Little Ion Farmhouse, Grade II Listed Building;
- Wrest Park, Grade I Registered Park and Garden, associated Grade I, II* and II Listed Buildings and Conservation Area;
- New Inn Farmhouse, Grade II Listed Building;
- Westhey Manor, Grade II Listed Building;
- Upbury Moated Site and Associated Fishponds, Scheduled Ancient monument;
- Moated site at Faldo Farm, Scheduled Ancient Monument;
- Fishery 500m north east of Manor Farm, Scheduled Ancient Monument;
- Settlement Site 200yds (180m) S of The Camp, Scheduled Ancient Monument;
- Moated site north of Apsley End, Scheduled Ancient Monument;
- Aspley Bury moated site and fishpond, south of Aspley End, Scheduled Ancient Monument;
- Moated Site at Church Panel, Scheduled Ancient Monument;
- Faldo Farmhouse, Grade II Listed Building; and
- Gatebarn approximately 30 metres north west of Faldo Farmhouse, Grade II Listed Building.

Whereby development within this site will need to be considered in the context of paragraphs 129 and 132-134 of the NPPF.

The Land to the east of the A6 is severed by flood zones 2 and 3 as well as by a sewage treatment works which would create a physical separation between built development to the north and south of that area. The flood zone also follows a similar line to the boundary of the Green Belt, whereby the land to the south of the flood zone is within the Green Belt and the land to the north is located beyond the Green Belt. The land to the west of the A6 is within the Green Belt.

As outlined within assessment ALP418 (Barton-Le-Clay), it is considered that development of the southern parcel of the land to the east of the A6, would appear as an illogical extension to Barton and as such only a small portion of this area of land should be considered for development. Although this parcel under this assessment is considered in the context of the wider parcels of available land, due to the separation between the northern and southern parcels (of the land to the east of the A6) provided by the sewage works in addition to the flood zones, it is considered that this southern parcel would be required to be developed as either a small isolated development connected directly to the development to the north or an extension to Barton-Le-Clay, to avoid

coalescence and illogical extensions to settlements.

Development within the northern parcel of the land to the east of the A6 contains the Grade II Listed Buildings known as Fielden Farm and Fielden House, the significance of these rural buildings includes their setting within this arable landscape. Development of this portion of the site would surround these buildings causing substantial harm to the significance of these heritage assets although the loss of these assets is not suggested by the submission. Substantial harm to a Grade II Listed Building should be exceptional and will require clear and convincing justification and any development that would cause substantial harm to these heritage assets would require substantial public benefits that would outweigh that substantial harm or loss.

Although it is considered that the provision of a significant number of homes and jobs to meet the identified need would form a significant public benefit, when considering that the retention of these Listed Buildings and their immediate settings would result in disconnected development that would result in a parcel of development to the east of the Listed Buildings, a parcel of development to the west of the listed buildings, in addition to a parcel of development to the north of Barton-Le-Clay as well as a parcel of development to the west of the A6, it is considered that such development would not constitute an exceptional development that would provide substantial public benefits to outweigh the identified harm.

Improvements to connections between development parcels or increased separations from heritage assets within the site would either increase the level of harm to heritage assets or reduce the public benefits provided by the development, whereby it is not considered that the public benefits of the development would be substantial.

Residential development upon land to the east of the A6 would not form a logical extension to Barton-Le-Clay and would be poorly connected to that settlement due to the A6 forming a barrier to connectivity. Development to the east of the A6 would be within the immediate setting of the Grade II Listed Buildings known as Faldo Farmhouse and Gatebarn as well as the Scheduled Monument known as Moated site at Faldo Farm. It is considered that development within the setting would cause substantial harm to these heritage assets is no mitigation is provided, and it is not considered that development would be wholly exceptional or provide substantial public benefits to outweigh that substantial harm.

It is considered that development within the site as a whole would cause less than substantial harm to the identified heritage assets including Wrest Park Grade I registered park and gardens.

In addition to the above concerns it is considered that new settlement scale development within this site would result in a significant increase in vehicular movements upon the A6 including to the north adding additional pressure to the Clophill roundabout as well as additional traffic towards Luton and the highway network within and around that town. Significant development would also result in a significant increase in vehicular movements through: Gravenhurst as traffic moves towards the A1; through Barton-Le-Clay as traffic moves towards Hitchin; as well as movements through Sharpenhoe and Harlington as traffic moves towards the M1 and Harlington Train Station. It is therefore considered that development of the site would be required to be supported by a comprehensive scheme of improvements to the Local and Strategic Highway network, the detail and viability of which is not known.

A small portion of the site could be considered further as a small development extending to the north of Barton, in accordance with the assessment under ALP418. In order to avoid double counting both this assessment and ALP418 it is considered that this site should not proceed for further assessment as a development of a greater scale than the portion referred to in assessment of ALP418 is not worthy of further assessment.

For the reasons outlined above it is considered that this site is not worthy of further assessment.

Site Assessment Framework for HOUSING³⁷

Site details	
Reference Number	NLP490
Site Name	Land between Barton Road and A6, south of Yew Tree Close, Silsoe, and land between The Beeches and A6, south of Park Road
Site Address	MK45 4QP, MK45 4DP
Settlement	Silsoe
Size	Submitted Developable Area: 4.23ha Submitted Whole Site Area: 6.44ha Measured GIS Area: 6.45ha
Proposed Use	Housing
Any other information	See ALP165

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: 120-150
			Number of proposed dwellings as per CBC methodology: 115

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

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.	Yes	Site is more than 50% within an Historic Park and Garden.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	Not located within the AONB.
Does the site continue to next stage?			No

³⁷ Employment sites and Gypsy and Traveller sites will be assessed using separate bespoke site assessment criteria.

Site Assessment Framework for HOUSING³⁸

Site details	
Reference Number	NLP491
Site Name	Northern portion of 'Area 3' to rear of Taymer Nursing Home, Barton Rd, Silsoe
Site Address	Northern portion of 'Area 3' to rear of Taymer Nursing Home, Barton Rd, Silsoe
Settlement	Silsoe
Size	Submitted Developable Area:1.25ha Submitted Whole Site Area: 2.5ha Measured GIS Area:2.5ha
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: 30 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	Not within Flood Zone 2 or 3
3	Is more than 50% of the site at risk from surface water flooding?	No	Not at risk from surface water flooding

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

³⁸ 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 more³⁹.

Relationship to Settlement

6	For sites that are not of a sufficient scale to be self-contained, is the site a logical extension to the settlement or are there any major physical constraints (for example A roads, rivers or railways) that separate it from the main settlement?	R	The site is located to the south of Silsoe and is separated from the settlement. It would therefore not 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	No coalescence.
Does the site continue to next stage?			No

³⁹ The figure of 1,500 homes has been taken from the Government Publication 'Locally-Led Garden Villages, Towns and Cities'. This defines the eligibility criteria for Garden Villages as standalone settlements of between 1,500 and 10,000 homes. (see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf)



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